

**1<sup>ST</sup> AMENDMENT TO THE  
NORTH WEST ROCKLIN  
GENERAL DEVELOPMENT PLAN**

**ORDINANCE No. 882**

ORDINANCE NO. 882

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING AN AMENDMENT TO THE  
GENERAL DEVELOPMENT PLAN FOR  
NORTH WEST ROCKLIN: ORDINANCE NO. 858  
(San Jose Christian College / PDG-2003-06)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. This project has been found to be exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) – General Rule via City Council Resolution No. 2004-16 and therefore a Notice of Exemption is approved.

B. The proposed general development plan amendment to change the Planned Development zoning of a floating zone known as “Development Area 114” from Business Professional/Commercial to Commercial and furthermore specifying the exact location of the floating zone, which in turn will furthermore determine the location of the surrounding Planned Development – Light Industrial zone, is consistent with the City of Rocklin's General Plan land use element which designates the site as Business Professional.

C. The proposed general development plan amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The proposed area is physically suited to the uses authorized by the general development plan amendment.

E. The general development plan amendment is compatible with the land use/uses existing and permitted on the properties in the vicinity.

F. The land use/uses, and their density and intensity, allowed by the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. City has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the amendment to the North West Rocklin General Development Plan to rezone “Development Area” 114 from Planned Development – Business

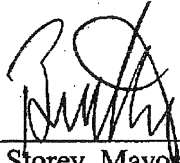
specifying the exact location of the floating zone, which in turn will determine the location of the surrounding Planned Development – Light Industrial zone as shown on Exhibit 1, attached hereto and incorporated by reference herein. The General Development Plan Amendment will also include minor modifications to Tables 1, 3, 6, and 9 and Figures 6, 7, 8, and 10 in the General Development Plan document to ensure internal consistency associated with the rezone.

Section 3. The City Council of the City of Rocklin hereby further approves an amendment to the North West Rocklin General Development Plan to modify Table 8 to prohibit mini storage use in the Business Professional and Business Professional/Commercial zoning districts. This change does not apply to Development Area 113.

Section 4. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

PASSED AND ADOPTED this 27th day of January, 2004, by the following roll call vote:

AYES:	Councilmembers:	Magnuson, Yorde, Lund, Hill, Storey
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

  
\_\_\_\_\_  
Brett Storey, Mayor

ATTEST:   
\_\_\_\_\_  
City Clerk

First Reading : 1-13-04  
Second Reading: 1-27-04  
Effective Date: 2-27-04

E:\clerk\ord\San Jose Christian College PDG-2003-06 for cc.doc

## EXHIBIT 1

### AMENDMENT TO NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN ORDINANCE NO. 858 IS AMENDED AS FOLLOWS

1. Section 1.2 PLAN AREA LOCATION AND DESCRIPTION, Table 1 is amended as follows:

<b>Table 1</b> <b>Summary of Land Uses by Planning Area</b>			
<b>Planning Area</b>	<b>Acreage</b>	<b>Existing Use</b>	<b>Proposed Zoning and Use</b>
<b>Sunset-Ranchos</b>	<b>1,296.3</b>	Vacant/ 2 SF dwellings	Planned Development (PD) <ul style="list-style-type: none"> <li>• up to 3,003 SF dwelling units</li> <li>• up to 1,156 MF dwelling units</li> <li>• 33.9 acres (369,171 sq. ft) commercial</li> <li>• 9.6 ac. (125,452 sq. ft) Business Professional.</li> <li>• 3 Elementary Schools (30 ac.)</li> <li>• 1 High School (51.7 ac.)</li> <li>• 55.6 ac. Public Parks</li> <li>• 194.4 ac. Open Space</li> </ul>
<b>Highway 65 Corridor:</b> <ul style="list-style-type: none"> <li>• Atherton Tech<sup>1</sup></li> <li>• Herman Miller</li> <li>• Placer Ranch</li> <li>• JBC Investments</li> <li>• Core Roadways</li> </ul>	<b>527.8</b>  81.8 ac. 5 ac.  155.8 ac.  147.3 ac.  114.2 ac.  23.7	Light Industrial Open Space  Manufacturing  Vacant  Vacant	Planned Development (PD)  Light Industrial (81.8 ac.) Open Space (5 ac.)  Light Industrial (106.1 ac.) <del>Bus. Prof./Commercial</del> (30.1 ac.) Open Space (19.6 ac.)  Commercial (38.4 ac.) Bus. Prof./Commercial (68.0 ac.) Bus. Prof. (22.9 ac.) Open Space (18 ac.)  Commercial (24.3 ac.) Bus. Prof./Commercial (66.3 ac.) Open Space (23.6 ac.)
<b>Parcel K</b>	<b>47 ac.</b>	Vacant	Planned Development <ul style="list-style-type: none"> <li>• up to 131 SF dwelling units</li> <li>• Open Space (3.2 ac.)</li> </ul>



2. Section 2.2 ZONING DISTRICTS, Table 3 is amended as follows:

<b>DEPARTMENT TABLE 3</b>						
<b>PROPOSED ZONING BY ACRES, DWELLING UNITS AND/OR SQUARE FOOTAGE</b>						
<b>PLANNING AREA</b>	<b>ZONING Designation</b>	<b>ACRES</b>	<b>% Total</b>	<b># OF Units *</b>	<b>% Total</b>	<b>SQ. FEET <sup>2</sup> (in thousands) *</b>
<b>Sunset Ranchos</b>	<b>S.F. RESIDENTIAL</b>	<b>790.7</b>	<b>61</b>	<b>3,003</b>	<b>72.2</b>	<b>-</b>
	PD-2	87.0	6.7	172	4.1	-
	PD-3A	41.9	3.2	125	3.0	-
	PD-3.5	226.8	17.5	789	19	-
	PD-4A	149.9	11.6	598	14.4	-
	PD-4B	239.7	18.5	957	23	-
	PD-8	45.4	3.5	362	8.7	-
	<b>M.F. RESIDENTIAL</b>	<b>57.8</b>	<b>4.5</b>	<b>1156</b>	<b>27.8</b>	<b>-</b>
	PD-20	57.8	4.5	1156	27.8	-
	<b>COMMERCIAL</b>	<b>33.9</b>	<b>2.6</b>	<b>-</b>	<b>-</b>	<b>369.1</b>
	NEIGHBORHOOD	3	0.2	-	-	32.6
	COMMUNITY	30.9	2.4	-	-	336.5
	<b>BUS. PROFESSIONAL</b>	<b>9.6</b>	<b>0.7</b>	<b>-</b>	<b>-</b>	<b>125.4</b>
	<b>PARKS</b>	<b>55.6</b>	<b>4.3</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>TRAIL</b>	<b>1.1</b>	<b>0.1</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>OPEN SPACE</b>	<b>194.4</b>	<b>15.0</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>SCHOOLS</b>	<b>81.7</b>	<b>6.3</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>CORE ROADWAYS</b>	<b>71.5</b>	<b>5.5</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>SUBTOTAL</b>	<b>1,296.3</b>	<b>100</b>	<b>4,159</b>	<b>100</b>	<b>494.5</b>
<b>Highway 65 Corridor</b>						
Atherton Tech <sup>1</sup>	PD-LI	81.8	15.5	-	-	-
	Open Space	5.0	0.9	-	-	-
Herman Miller	PD-LI	106.1	20.1	-	-	-
	PD-BP/COMM	30.1	5.7	-	-	-
	Open Space	19.6	3.7	-	-	-
Placer Ranch	PD-BP/COMM	68.0	12.9	-	-	-
	PD-COMM	38.4	7.3	-	-	-
	PD- BP	22.9	4.3	-	-	-
	Open Space	18.0	3.4	-	-	-

<b>PLANNING AREA</b>	<b>ZONING Designation</b>	<b>ACRES</b>	<b>% Total</b>	<b># OF Units *</b>	<b>% Total</b>	<b>SQ. FEET<sup>2</sup> (in thousands) *</b>
JBC Investment	PD-BP/COMM	66.3	12.6	-	-	-
	PD-Comm	24.3	4.6	-	-	-
	Open Space	23.6	4.5	-	-	-
						-
	Core Roadways	23.7	4.5	-	-	-
						-
	<b>Subtotal</b>	<b>527.8</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>
						-
<b>Parcel K</b>	PD-3 B	42.8	91.1	128	97.7	-
	PD-3.5	1	2.1	3	2.3	-
	R-C (Open Space)	3.2	6.8	-	-	-
	<b>Subtotal</b>	<b>47</b>	<b>100</b>	<b>131</b>	<b>100</b>	<b>-</b>
						-
	<b>Grand Total</b>	<b>1,871.1</b>		<b>4,290</b>		<b>-</b>

3. Section 3.3.3 HIGHWAY 65 CORRIDOR, Table 6 is amended as follows:

**Highway 65 Corridor Land Uses By Development Areas**

Dev. Area #	Use	Zoning	Acres **
104	Office and Commercial	PD-BP/COMM	66.3
105	Open Space	OS	23.6
106	Commercial	PD-COMM	24.3
107	Commercial	PD-COMM	38.4
108	Office and Commercial	PD-BP/COMM	68.0
109	Open Space	OS	15.7
110	Office	PD-BP	22.9
111	Open Space	OS	2.3
112	Open Space	OS	19.6
113	Light Industrial	PD-LI	106.1
114	Office and Commercial	PD-BP/COMM	30.1
*115	Light Industrial	PD-LI	81.8
116	Open Space	OS	5.0
Core R/W	Road		23.7
<b>Subtotal</b>			<b>527.8</b>

4. Section 3.4.2 NON RESIDENTIAL DISTRICTS, Table 8 is amended as follows:

**TABLE 8**  
**Permitted and Conditionally Permitted Uses in Non-residential Districts**

Uses	Neigh. Comm	Comm	BP	BP/ Comm	Light Indust.
					-
Arcade/Billiard Parlor	-	U	-	U	
Automotive Dealership	-	U	-	U	U
Automotive Dealership (entirely indoor without repair)	-	P	-	P	U
Automotive Repair Shop (Light)	-	U	-	U	U
Automotive Repair Shop (Heavy)	-	-	-	-	U
Banking, Insurance, Financial	P	P	P	P	P
Broadcasting Studios	-	-	-	-	U
Business Support Services such as copy shops and mailing services	P	P	P	P	P
Car Wash (Stand alone or with a Gas Station)	-	U	-	U	-
Coin operated laundry or pick-up station for laundry or dry cleaner	P	P	-	P	-

Uses	Neigh. Comm	Comm	BP	BP/ Comm	Light Indust.
Convenience Stores	P	P	-	P	-
Convenience store with gasoline sale	-	P	-	P	-
Contractors yard	-	-	-	-	U
Day Care Facilities	U	U	U	U	U
Delicatessen	P	P	P	P	P
Drive-through Facilities	-	P	P	P	-
Dry cleaners with on-site dry cleaning	U	U	-	U	P
Death care services, including mortuary and cremation service	-	-	-	-	U
Equipment rentals, indoor	-	-	-	-	P
Equipment rentals, outdoor	-	-	-	-	U
Farm Equipment & Supply Sales	-	-	-	-	U
Gas Station	-	P	-	P	U
Hard Liquor Sales (off-premise sales)	-	P	-	P	-
Hospital	-	-	-	U	-
Hotel/Lodging	-	U	U	U	-
Indoor Sports and Recreation, Health and fitness Centers, Figure Salons	-	P	U	P	U
Light Manufacturing and processing	-	-	-	-	P/U (3)
Mail Order & Vending	-	-	-	-	P
Massage Parlors	-	U	-	U	-
Mini storage	-	-	U	U	U(7)
Mobile Pushcart Vending Facility	U	U	U	U	U
Offices	P	P	P	P	P
Outdoor Dining (more than 4 tables or 8 chairs)	U	U	U	U	U
Personal Services (beauty/barber salon, dry cleaners, dance studio without alcohol sale etc.)	P	P	-	P	-
Pet shop, grooming services	P	P	-	P	-
Places of Assembly for Community Service	-	-	P	P	-
Plant Nurseries (stand alone or accessory to a department store)	-	P	-	P	P
Printing & Publishing	-	-	-	-	P
Public Utility Facilities	U	U	U	U	P
Research and Development	-	-	-	-	P
Restaurant, with or without bar	P	P	P (6)	P	
Restaurant ancillary to & within primary use	P	P	P (6)	P	P
Retail Sales (inside an enclosed building) except that adult/sex oriented sales shall be regulated by Section 17.79.020 of the Rocklin Municipal Code	P	P	-	P	-

Uses	Neigh. Comm	Comm	BP	BP/ Comm	Light Indust.
Retail use, showroom, and training appurtenant to a permitted or conditionally permitted use	P	P	-	P	P
Schools, college & university	-	U	U	U	U
Schools, private elementary and secondary	U	U	U	U	-
Schools, public elementary and secondary	P	P	P	P	P
Schools, specialized education & training, including trade schools	-	U	P	U	U
Sports facility or other outdoor public assembly	-	-	-	-	U
Theaters except that adult/sex oriented motion picture shall be regulated by Section 17.79.020 of the Rocklin Municipal Code	-	U	-	U	-
Uses involving public address system	-	U	U	U	U
Uses that operate between 11 p.m. and 6 a.m.	U	P	P	P	P
Vehicle rental storage (outside)	-	-	-	-	U
Veterinary Clinic	U	U	U	U	-
Warehousing and Distribution	-	-	-	-	P
Wholesale Sales	-	-	-	-	P
Woodworking and Cabinet Shops	-	-	-	-	U

P = Permitted Use    U = Conditionally Permitted Use    - = Not Permitted

5. Section 3.4.3.8 HERMAN MILLER / PD-BP/COMM ZONE, shall be deleted in its entirety.

6. Section 3.4.4 TRAFFIC CAPACITY, Table 9 is amended as follows:

**Table 9: Highway 65 Corridor Trip Allocation By Development Areas**

	Dev. Area #	Acres	Zoning	TRIPS (ADT)	Potential Building Square Footage (in thousands)			
					BP	Comm	LI	Total
JBC	104	66.3	PD-BP/COMM	14,626	447	192	0	639
	105	23.6	OS	0	-	-	-	-
	106	24.3	PD-COMM	6,982	70	164	0	234
	<b>Subtotal</b>	<b>114.2</b>		<b>21,608</b>	<b>517</b>	<b>356</b>	<b>0</b>	<b>873</b>
Placer Ranch	107	38.4	PD-COMM	8,313	151	161	0	312
	108	68.0	PD-BP/COMM	14,764	451	193	0	644
	109	15.7	OS	0	-	-	-	-
	110	22.7	PD-BP	3,800	215	0	0	215
	111	2.3	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>147.3</b>		<b>26,877</b>	<b>817</b>	<b>354</b>		<b>1,171</b>
Herman Miller	112	19.6	OS	0	-	-	-	-
	113	106.1	PD-LI	<sup>1</sup> 9,997 8,325	0	0	958 1095	958 1095
	114	30.1	PD-BP/COMM	<sup>2</sup> 9,801 11,473	300 0	129 328	0	429 328
	<b>Subtotal</b>	<b>155.8</b>		<b>19,798</b>	<b>300 0</b>	<b>129 328</b>	<b>958 1,095</b>	<b>1,387 1,423</b>
Atherton Tech	115	81.8	PD-LI	<sup>2</sup> 8,760 8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>86.8</b>		<b>8,760</b>	<b>39</b>		<b>91</b>	<b>130</b>
<b>TOTAL</b>		<b>527.8</b>		<b>77,043</b>	<b>1,673 1,373</b>	<b>839 1,038</b>	<b>1,049 1,186</b>	<b>3,561 3,597</b>

ADT: Average Daily Traffic

<sup>1</sup> Includes traffic capacity for existing vacant 358,000 square foot manufacturing buildings.

<sup>2</sup> Includes traffic capacity for existing occupied 659,700 square foot light industrial and office buildings. Remaining traffic capacity for new development in Atherton Tech Center (last 3 undeveloped parcels) is 3,130 trips.

**SAN JOSE CHRISTIAN COLLEGE**

**PDG-2003-06**

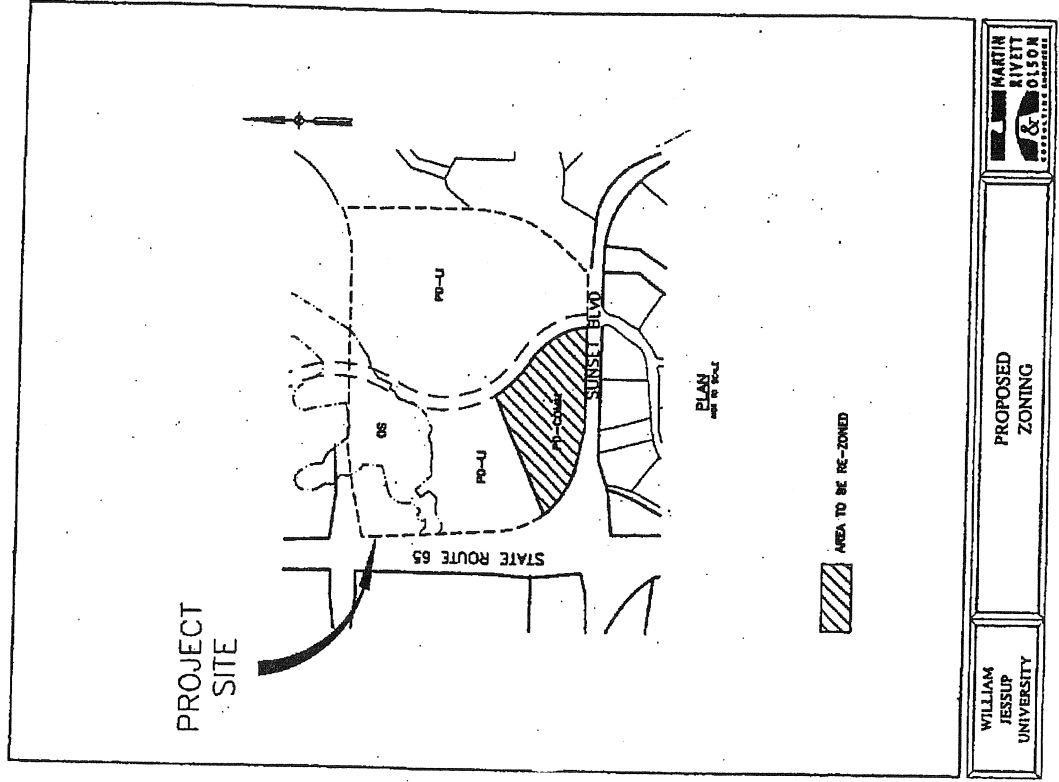
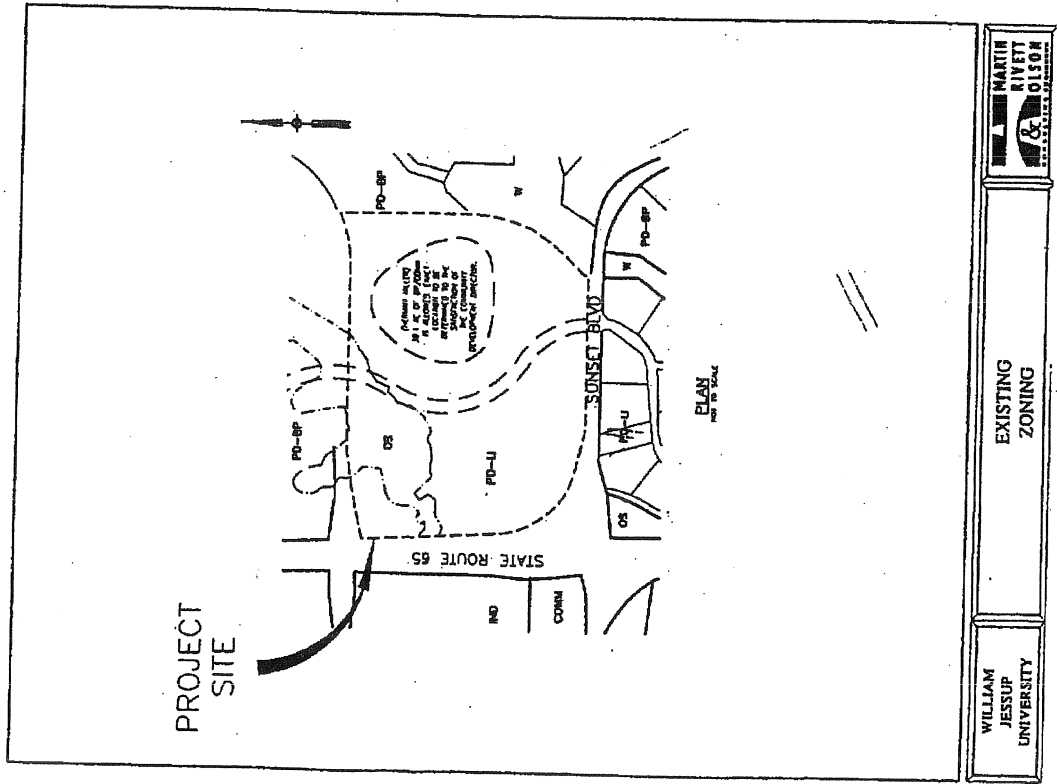
General Development Plan Amendment Exhibit

SAN JOSE CHRISTIAN COLLEGE

PDG-2003-06

RECOMMENDED BY PLANNING COMMISSION  
FOR APPROVAL ON 12-2-03

*SEA*





**2<sup>ND</sup> AMENDMENT TO THE  
NORTH WEST ROCKLIN  
GENERAL DEVELOPMENT PLAN**

**ORDINANCE No. 884**

ORDINANCE NO. 884

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING THE SECOND AMENDMENT TO THE GENERAL  
DEVELOPMENT PLAN FOR NORTH WEST ROCKLIN  
ANNEXATION AREA, FIRST APPROVED BY ORDINANCE NO. 858  
(North West Rocklin General Development Plan Amendment PDG-99-02A)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

- A. The General Development Plan for the North West Rocklin Annexation Area approved by Ordinance number 858 by the City Council of the City of Rocklin on July 23, 2002 (the “**General Development Plan**”) is comprised of the following components:
  - 1. The North West Rocklin General Development Plan Zoning Map, adopted as Exhibit A to Ordinance 858 and incorporated into and reflected on the Official Zoning Map of the City of Rocklin.
  - 2. The Conditions of Approval, adopted as Exhibit B to Ordinance 858 (the “**Conditions of Approval**”); and,
  - 3. The General Development Plan Zoning and Development Standards, adopted as Exhibit C to Ordinance 858 (the “**Zoning and Development Standards**”);
- B. Condition of Approval A.2. of the General Development Plan requires that a Financing Plan and a Phasing Plan shall be completed and approved by the City Council as an amendment to the General Development Plan.
- C. General Development Plan Amendment PDG-99-02A amends the General Development Plan by adding the North West Rocklin Public Facilities Financing and Phasing Plan, prepared for Sunset Ranchos Investors, LLC, prepared by Economic and Planning Systems, Inc. and Terrance E. Lowell and Associates, Inc., dated January 28, 2004 (the “**Financing and Phasing Plan**”).
- D. General Development Plan Amendment PDG-99-02A further amends the General Development Plan by modifying various Conditions of Approval to maintain consistency between the Conditions of Approval and the Financing and Phasing Plan.

- E. General Development Plan Amendment PDG-99-02A further amends the General Development Plan by changing the density of some zoning district categories (e.g., PD-3.5 to PD-3.3, PD-4A to PD-4, PD-4B to PD-4.5, and PD-8 to PD-6.6) in the Zoning and Development Standards. The density modifications require corresponding changes to various text and tabular information in the Zoning and Development Standards. Modifications to zoning district designations and boundaries will be incorporated into and reflected on the Official Zoning Map for the City of Rocklin. No increase in overall project density will occur as a result of these amendments.
- F. General Development Plan Amendment PDG-99-02A has been analyzed as required by the California Environmental Quality Act (CEQA) and pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, as no new effects could occur or no new mitigation measures would be required of the proposed amendment, General Development Plan Amendment PDG-99-02A is within the scope of the North West Rocklin Annexation EIR, approved and certified by City Council Resolution 2002-230 which adequately describes these activities for purposes of CEQA.
- G. The proposed General Development Plan Amendment PDG-99-02A is consistent with the City of Rocklin's General Plan land use element and the current land use designations applicable to the site.
- H. The proposed General Development Plan Amendment PDG-99-02A is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.
- I. The area within the boundaries of General Development Plan Amendment PDG-99-02A is physically suited to the uses authorized by the general development plan amendment.
- J. The General Development Plan Amendment PDG-99-02A is compatible with the land use/uses existing and permitted on the properties in the vicinity.
- K. The land uses, and their density and intensity, allowed by the proposed General Development Plan Amendment PDG-99-02A are not likely to create serious health problems or create nuisances on properties in the vicinity.
- L. The City Council has considered the effect of the proposed General Development Plan Amendment PDG-99-02A on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council finds and determines that the Financing and Phasing Plan fully complies with and satisfies Condition of Approval A.2. except for the requirement to prepare Park Master Plans, which have been prepared and submitted by separate documents.

Section 3. The City Council of the City of Rocklin hereby approves General Development Plan Amendment PDG-99-02A to:

- A. Add the Financing and Phasing Plan, in its entirety including all appendices, and as modified by the Final Errata document as an Addendum to the Financing and Phasing Plan, as Chapter 4 to the General Development Plan which is herein incorporated by this reference and is on file in the Planning Department and with the City Clerk;
- B. Amend the Conditions of Approval as shown on Exhibit A, attached hereto and incorporated herein by this reference;
- C. Modify the Zoning and Development Standards as shown on Exhibit B, attached hereto and incorporated by this reference herein; and,
- D. Amend the City of Rocklin Zoning Map, as shown on Exhibit C, attached hereto and incorporated by this reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

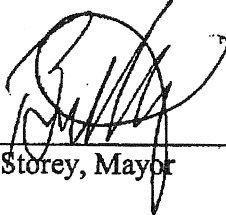
PASSED AND ADOPTED this 13th day of April, 2004, by the following roll call vote:

AYES: Councilmembers: Magnuson, Hill, Lund, Storey


NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: Yorde

  
\_\_\_\_\_  
Brett Storey, Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading : 3-23-04  
Second Reading: 4/13/04  
Effective Date: 5/13/04

E:\clerk\ord\NORTHWEST GDP NEW.doc

## EXHIBIT A TO PDG-99-02A

### AMENDMENT TO THE NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN CONDITIONS OF APPROVAL

Section 1. Paragraph 2 in the introduction to Conditions of Approval for the North West Rocklin General Development Plan is amended to read as follows:

If inconsistencies occur between the provisions of the Conditions of Approval to the NWRA GDP and the Zoning and Development Standards of the NWRA GDP, the provisions of the Conditions of Approval shall control.

Section 2. The first sentence of Condition A.2. is amended to read as follows:

- A.2. Prior to approval of any Subsequent Entitlements (except for entitlements on land within the Parcel K Planning Area, the Development Area identified as the High School site, the Atherton Tech Center (Development Area 115), or for reuse of existing buildings within Development Areas 113 and 114 (Herman Miller), and for a single two-lot parcel map involving Development Areas 112, 113, and 114) a Financing Plan and a Phasing Plan, shall be completed and approved by the City Council as an amendment to this NWRA GDP.

Section 3. Condition A.5. is amended to read as follows:

A.5. A Master Homeowners Association (HOA) shall be created for the Sunset Ranchos Planning Area prior to recordation of the first small lot subdivision map. All subsequent residential tentative maps in the Sunset Ranchos Planning Area shall be conditioned on annexation into the Master HOA or the creation of an individual HOA as may be necessary to support a unique residential community. The documents creating the Sunset Ranchos Planning Area Master HOA and/or individual HOA's shall obligate each HOA to do the following to the extent applicable:

- a. Operate and maintain common area parcels and special features or special easement areas created for the benefit of the HOA as required by these conditions of approval and as determined by the City at the time of approval of the tentative map(s).
- b. Monitor and report to the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area.
- c. Implement the Open Space Management Plan required by Condition H.4.

The documents shall include a statement that the City may, at its option, cause the maintenance of the common areas to be performed and assess (lien) the cost to the

homeowner's association in the event the common area is not maintained or operated in accordance with the approved plans. (RMC §17.60.040)

The documents creating the homeowner's association shall be reviewed and approved by the City Attorney for compliance with the conditions of this General Development Plan.

Section 4. Condition H.1. is amended to read as follows:

H.1. Approval of the first Subsequent Entitlement in the Sunset Ranchos Planning Area shall be conditioned on the grant to City of an Open Space and Conservation Easement over Development Areas 19, 15, and 34 (Open Space and Trail System). The grant shall be in substantial conformance with City's form Grant of Open Space and Conservation Easement with Covenants, but which provides for public access and use of the trail system. Fee ownership of the Open Space and Trail System will be retained by the applicant or conveyed to the Master Homeowners Association. The applicant shall construct the trail system in conformance with all associated Park Master Plans. The trail system shall be maintained by the fee owner in conformance with standards contained in the CC&R's governing the Project and the HOA. The trail system shall be constructed of an all-weather surface suitable for bicycling and hiking and shall be designed to provide access throughout the Open Space Area for public use. The preliminary location and design of the trail system shall be submitted for approval in phases as part of tentative small lot subdivision map applications; final location and design plans shall be submitted with final map applications. Improvement of the trail system shall be a condition of approval of tentative maps.

In lieu of applicant or HOA fee ownership of the Open Space and Trail System restricted with an Open Space and Conservation Easement, City may, in its sole discretion, require dedication of the Open Space and improved Trail System to the public and provide for its operation and maintenance through an appropriate financing district or comparable financing tool.

Section 5. Condition I.1. is amended to read as follows:

I.1. Applications for Subsequent Entitlements within these portions of the Highway 65 Corridor Planning Area that have not already been studied (i.e., Development Areas 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116), shall include a Phase I Environmental Site Assessment as required by the Community Development Director to determine the potential for site contamination.

## EXHIBIT B TO PDG-99-02A

### AMENDMENT TO THE NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN ZONING AND DEVELOPMENT STANDARDS

Section 1. Table 1, Summary of Land Uses by Planning Area is amended to read as follows:

<b>Table 1</b>			
<b>Summary of Land Uses by Planning Area</b>			
<b>Planning Area</b>	<b>Acreage</b>	<b>Existing Use</b>	<b>Proposed Zoning and Use</b>
<b>Sunset-Ranchos</b>	<b>1,296.3</b>	Vacant/ 2 SF dwellings	Planned Development (PD) <ul style="list-style-type: none"><li>• up to 3,001 SF dwelling units</li><li>• up to 1,158 MF dwelling units</li><li>• 34.0 acres (369,171 sq. ft) commercial</li><li>• 9.2 ac. (125,452 sq. ft) Business Professional.</li><li>• 3 Elementary Schools (32.8 ac.)</li><li>• 1 High School (50.0 ac.)</li><li>• 57.5 ac. Public Parks</li><li>• 195.1 ac. Open Space</li></ul>



<b>Table 1</b> <b>Summary of Land Uses by Planning Area</b>			
<b>Planning Area</b>	<b>Acreage</b>	<b>Existing Use</b>	<b>Proposed Zoning and Use</b>
<b>Highway 65 Corridor:</b> <ul style="list-style-type: none"> <li>Atherton Tech<sup>1</sup></li> <li>William Jessup University</li> <li>Placer Ranch</li> <li>JBC Investments</li> <li>Core Roadways</li> </ul>	<b>527.8</b>  81.8 ac. 5 ac.  155.8 ac.  147.3 ac.  114.2 ac.  23.7	  Light Industrial Open Space  Private University  Vacant  Vacant	Planned Development (PD)  Light Industrial (81.8 ac.) Open Space (5 ac.)  Light Industrial (106.1 ac.) Commercial (30.1 ac.) Open Space (19.6 ac.)  Commercial (38.4 ac.) Bus. Prof./Commercial (68.0 ac.) Bus. Prof. (22.9 ac.) Open Space (18 ac.)  Commercial (24.3 ac.) Bus. Prof./Commercial (66.3 ac.) Open Space (23.6 ac.)
<b>Parcel K</b>	<b>47 ac.</b>	Vacant	Planned Development <ul style="list-style-type: none"> <li>up to 131 SF dwelling units</li> <li>Open Space (3.2 ac.)</li> </ul>

Section 2. Table 2, Parcel Ownership by Planning Area is amended to read as follows:

**Table 2**  
**Parcel Ownership by Planning Area**

<b>Plan Area</b>	<b>Assessor's Parcel #s</b>	<b>Owners</b>
Sunset Ranchos	<ul style="list-style-type: none"><li>• 017-170-001 through 070; 017-180-001 through 050</li></ul>	Multiple ownership (Grupe Properties, proponent of annexation, currently owns and/or control 116 of the 119 existing parcels) and are continuing to acquire additional property in the annexation area.
Highway 65 Corridor	<ul style="list-style-type: none"><li>• 017-081-005 &amp; 006</li><li>• 017-081-010 through 013; 017-270-012; 017-027-013.</li><li>• 017-027-002</li><li>• 017-027-007</li><li>• 017-280-008 &amp; 009; 017-280-011 through 014; 017-280-018 through 020; 017-280-022 &amp; 023; 017-280-036 through 039; 017-280-042; 017-280-047 through 049; 017-280-059; and 017-280-063 through 071</li></ul>	<ul style="list-style-type: none"><li>• JBC Investment Co., Inc.</li><li>• John Reynen</li> <li>• Rocklin LLC</li><li>• William Jessup University</li><li>• Multiple ownership (Atherton Tech Center)</li></ul>
Parcel K	<ul style="list-style-type: none"><li>• 017-180-056</li></ul>	<ul style="list-style-type: none"><li>• Signature At Stonegate</li></ul>

Section 3. Section 2.2 is amended to read as follows:

## **2.2 Zoning Districts**

To encourage a more creative and flexible approach to the use of land in this planning area, the General Development Plan identifies the zoning for Northwest Rocklin as a Planned Development (PD).

The Northwest Rocklin General Development Plan will utilize the following zoning categories.

- PD-2** Residential – Two (2) dwelling units to the gross acre.  
Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 15,000 square feet.
- PD-3A** Residential – Three (3) dwelling units to the gross acre.  
Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 11,000 square feet.
- PD-3B** Residential – Three (3) dwelling units to the gross acre.  
Purpose: This designation shall apply to the Parcel K area next to Stanford Ranch. It will provide for low density, single family-detached residential units, with minimum lot size of 7,500 square feet.
- PD-3.3** Residential – Three-and-one third (3.3) dwelling units to the gross acre.  
Purpose: To provide for medium density, single family-detached residential units, with minimum lot size of 9,000 square feet.
- PD-4** Residential – Four (4) dwelling units to the gross acre.  
Purpose: To provide for medium density, single family-detached residential units, with minimum lot size of 7,500 square feet. See note (1).
- PD-4.5** Residential – Four-and-one half (4.5) dwelling units to the gross acre.  
Purpose: To provide for medium density, single family detached and attached residential units, with minimum lot size of 6,000 square feet.
- PD-6.6** Residential – Six-and-six tenths (6.6) dwelling units to the gross acre.  
Purpose: To provide for medium density, single family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 4,000 square feet will apply to traditional single-family lots.
- PD-20** Residential – Twenty (20) dwelling units to the gross acre. Sixteen (16) dwelling units per acre minimum.  
Purpose: To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design. Minimum lot size of 2 acres for multi-family.

<b>PD-BP</b>	Business Professional To provide opportunities for developing and operating professional and administrative offices.
<b>PD-COMM</b>	Commercial Purpose: To provide a large concentration and mix of retail and services to meet the needs of local residents and employees of the plan area. Office uses will be limited to no more than 30% of the total building square footage.
<b>PD-NC</b>	Neighborhood Commercial To provide a mix of retail and services to meet the needs of local residents. Due to limited parcel size and proximity to single-family residential uses, uses in this district will be limited in types, intensity, and design compared to the community commercial district.
<b>PD-BP/COMM</b>	Business Professional/Commercial Purpose: To provide opportunities for developing and operating professional and administrative offices while allowing limited amount (maximum of 30% of site) retail commercial uses that are compatible with office uses.
<b>PD-LI</b>	Light Industrial Purpose: This district is intended primarily for light industrial uses such as manufacturing, assembly, research and development as well as limited office uses that are compatible with industrial uses and light Industrial land uses in a campus-like setting.
<b>School</b>	School Facilities Purpose: To reserve land for the construction of future school facilities. These parcels will be reserved for purchase by the Rocklin Unified School District (RUSD). (1)
<b>Park</b>	Park Facilities Purpose: To provide areas for passive and active recreational opportunities. These parcels will be dedicated to the City for improvements and annexed into the City of Rocklin Parks CFD. The Community park site will provide for more intense active recreation such as athletic complexes, swimming pools and lighted ball fields. The park will attract users from throughout the City. Neighborhood parks will serve the immediate neighborhood and will have less intensive recreation uses like play equipment and turf area.

**OS** Open Space

**Purpose:** To preserve hillsides, streams, and other natural resources and buffer them from adjacent land uses. Storm water conveyance and detention will also utilize open space area. The open space corridors will preserve natural drainage ways, link public facilities via adjacent pedestrian trail, and create a unifying element to the plan.

**Note (1):** All proposed elementary school parcels have been designated with an underlying designation of PD-4.5. This would give notice that residential development could occur in the event the Rocklin Unified School District chooses not to use any of the sites for future school facilities.

The zoning designations, acreage and dwelling units for each project area are presented in Table 3. Zoning applicable in the North West Rocklin Area prior to annexation is presented in Figure 5. Figure 6 identifies the zoning that applied to the North West Rocklin Area at the time of annexation. Figure 6A identifies the Development Areas referred to in this General Development Plan.

Subsequent amendments to zoning in the North West Rocklin Area are reflected on the City's Official Zoning Map. That document shall be referred to in all instances as the official zoning exhibit for this General Development Plan.

Many of the zoning designations, zoning boundaries, and/or the Development Area numbering reflected on Figure 7 – Parks, Open Space and Trail Map, Figure 8 – Vehicular Circulation Map, and Figure 10 – Drainage Basins and Culverts, have been superceded. Those figures should only be used to obtain general information (i.e., general trail locations, drainage basing locations, etc.) related to the title of each figure.

Section 4. Table 3 is amended to read as follows:

<b>Table 3</b> <b>Zoning by Acres, Dwelling Units and/or Square Footage</b>						
<b>Planning Area</b>	<b>Zoning Designation</b>	<b>Acres</b>	<b>% Total</b>	<b># Of Units *</b>	<b>% Total</b>	<b>Sq. Feet <sup>2</sup> (in thousands) *</b>
<b>Sunset Ranchos</b>	<b>S.F. Residential</b>	<b>787.3</b>	<b>60.7</b>	<b>3,001</b>	<b>72.2</b>	<b>-</b>
	PD-2	86.1	6.6	171	4.1	-
	PD-3A	39.2	3.0	116	2.8	-
	PD-3.5	260.2	20.1	853	20.5	-
	PD-4	115.0	8.9	457	11.0	-
	PD-4.5	230.0	17.7	1,031	24.8	-
	PD-6.6	56.8	4.4	373	9.0	-
	<b>M.F. Residential</b>	<b>57.9</b>	<b>4.5</b>	<b>1,158</b>	<b>27.8</b>	<b>-</b>
	PD-20	57.9	4.5	1,158	27.8	-
	<b>Commercial</b>	<b>34.0</b>	<b>2.7</b>	<b>-</b>	<b>-</b>	<b>369.1</b>
	Neighborhood	3.3	0.3	-	-	32.6
	Community	30.7	2.4	-	-	336.5
	<b>Bus. Professional</b>	<b>9.2</b>	<b>0.7</b>	<b>-</b>	<b>-</b>	<b>125.4</b>
	<b>Parks</b>	<b>57.5</b>	<b>4.4</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Open space</b>	<b>195.1</b>	<b>15.1</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Schools</b>	<b>82.8</b>	<b>6.4</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Core Roadways</b>	<b>72.5</b>	<b>5.6</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Subtotal</b>	<b>1,296.3</b>	<b>100</b>	<b>4,159</b>	<b>100</b>	<b>494.5</b>

Planning Area	Zoning Designation	Acres	% Total	# Of Units *	% Total	Sq. Feet <sup>2</sup> (in thousands) *
<b>Highway 65 Corridor</b>						
Atherton Tech <sup>1</sup>	PD-LI	81.8	15.5	-	-	-
	Open Space	5.0	0.9	-	-	-
William Jessup University	PD-LI	106.1	20.1	-	-	-
	PD-COMM	30.1	5.7	-	-	-
	Open Space	19.6	3.7	-	-	-
Placer Ranch	PD-BP/COMM	68.0	12.9	-	-	-
	PD-COMM	38.4	7.3			-
	PD- BP	22.9	4.3			-
	Open Space	18.0	3.4	-	-	-
JBC Investment	PD-BP/COMM	66.3	12.6	-	-	-
	PD-Comm	24.3	4.6	-	-	-
	Open Space	23.6	4.5	-	-	-
						-
	Core Roadways	23.7	4.5	-	-	-
						-
	<b>Subtotal</b>	<b>527.8</b>	<b>100</b>	-	-	-
						-
<b>Parcel K</b>	PD-3 B	42.8	91.1	128	97.7	-
	PD-3.3	1	2.1	3	2.3	-
	R-C (Open Space)	3.2	6.8	-	-	-
	<b>Subtotal</b>	<b>47</b>	<b>100</b>	<b>131</b>	<b>100</b>	-
						-
	<b>Grand Total</b>	<b>1,871.1</b>		<b>4,290</b>		-

\* The number of dwelling units and/or square footage reflected above are the maximum allowed based on zoning for which infrastructure is designed. Actual development yields may be less.

<sup>1</sup> Atherton Tech Center is built out except for three remaining lots.

<sup>2</sup> Square footage for the Highway 65 Corridor is tied to # of trips and will depend on mix of uses. See Chapter 3.

Section 5. Section 3.2 is amended to read as follows:

### 3.2 Overview of Project Area

The Sunset Ranchos planning area consists of predominantly residential development with associated parks and school sites, open space, and commercial areas to support the community's population. The site encompasses approximately 1,296 +/- vacant acres and is proposed for 3,001 single-family lots, 1,158 multi-family units, one 50-acre high school site, three 10-acre elementary schools sites, 57.5 acres of park sites, 195.1 acres of open space, and 34 acres of commercial sites.

Parcel K planning area consists of 43.8 acres of residential development up to a maximum of 131 units and approximately 3.2 acres of open space.

The Highway 65 Corridor planning area is currently within the Sunset Industrial Area's Highway 65 Business Professional and Sunset Boulevard Corridor East plan area. Land uses in this area include the Atherton Tech Center, which consists of existing office, business professional, and industrial uses, the William Jessup University facility, and vacant undeveloped land zoned for similar land uses. The Atherton Tech Center was approved for the construction of light Industrial buildings and built out except for three remaining parcels.

Section 6. Section 3.3.1 is amended to read as follows:

### **3.3.1 Sunset Ranchos**

The Sunset Ranchos planning area is conceptually divided into 69 development areas for land use planning. Each development area is identified on Figure 6A in Chapter 2. Table 4 lists the development areas within Sunset Ranchos with the corresponding proposed land use, zoning category, estimated acreage, potential number of dwelling units (# of DUs) and potential square footage.

Section 7: Table 4 "Sunset Ranchos Land Uses By Development Areas" is deleted in its entirety as shown below and replaced to read as the updated version of the table that follows:

**Table 4  
Sunset Ranchos Land Uses By Development Areas**

<b>Dev. Area #</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Zoning</b>	<b># of DUs *</b>	<b>Square Ft. * (in thousands)</b>
1	Bus. Prof.	9.2	PD-BP	-	125.4
2	Commercial	18.7	PD-Comm	-	205.8
3	Commercial	12	PD-Comm	-	130.7
4	Residential	4.6	PD-20	92	
5	Residential	15.3	PD-20	306	
6	Residential	0.7	PD-20	14	
7	Open Space	8.9	Open Space	-	
8	Residential	11.9	PD-20	238	
9	Residential	6.8	PD-20	136	
10	Residential	6.9	PD-20	138	
11	Residential	16	PD-4.5	72	
12	Residential	17	PD-4.5	76	
13	Residential	34	PD-4.5	153	
14	Neigh. Park	3.6	Park	-	



<b>Dev. Area #</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Zoning</b>	<b># of DUs *</b>	<b>Square Ft. * (in thousands)</b>
15	Open Space	22.8	Open Space	-	
16	Residential	23.1	PD-3.3	76	
17	Residential	20.6	PD-6.6	135	
18	High School	50	High School	-	
19	Open Space	30.2	Open Space	-	
20	Residential	24	PD-3.3	79	
21	Community Park	40.6	Community Park	-	
22	Residential	11.7	PD-20	234	
23	Residential	16	PD-4.5	72	
24	Open Space	7.1	Open Space	-	
25	Residential	31.3	PD-4.5	140	
26	Residential	29.3	PD-3A	87	
27	Residential	37.9	PD-4	151	
28	Residential	16.2	PD-6.6	106	
29	School	12.1	K-6 School	-	
30	Neigh. Park	3.2	Park	-	
31	Residential	23.2	PD-4	92	
32	Open Space	9.4	Open Space	-	
33	Open Space	9.1	Open Space	-	
34	Open Space	20.9	Open Space	-	
35	Open Space	23.4	Open Space	-	
36	Open Space	32.1	Open Space	-	
37	Open Space	1.4	Open Space	-	
38	Open Space	14.7	Open Space	-	
39	Open Space	0.9	Open Space	-	
40	Open Space	14.2	Open Space	-	
41	Residential	54.3	PD-3.3	179	
42	Residential	20	PD-6.6	132	
43	Nh. Comm.	3.3	PD-Nh. Comm	-	32.6
44	Residential	16.8	PD-4.5	75	
45	Residential	18.6	PD-3.3	61	
46	Residential	36.6	PD-4.5	164	
47	Residential	32	PD-4	128	
48	Neigh. Park	3.6	Park	-	
49	School	10.7	K-6 School	-	
50	Residential	24.1	PD-3.3	79	
51	Residential	21.5	PD-3.3	70	
52	Residential	6.6	PD-4.5	29	
53	School	10	K-6 School	-	
54	Neigh. Park	3	Park	-	
55	Residential	35.4	PD-3.3	116	
56	Residential	17.6	PD-4.5	79	
57	Residential	15.3	PD-3.3	50	
58	Residential	6.9	PD-4.5	31	
59	Residential	8	PD-3.3	26	

Dev. Area #	Land Use	Acreage	Zoning	# of DUs *	Square Ft. * (in thousands)
60	Residential	7.7	PD-4	30	
61	Residential	32.6	PD-3.3	107	
62	Residential	28.1	PD-2	56	
63	Residential	14.2	PD-4	56	
64	Residential	31.2	PD-4.5	140	
65	Residential	9.9	PD-3A	29	
66	Residential	3.3	PD-3.3	10	
67	Residential	53.7	PD-2	107	
68	Park	3.5	Park	-	
69	Residential	4.3	PD-2	8	
Core Roads		72.5	-	-	
<b>Total</b>		<b>1,296.3</b>		<b>4,159</b>	<b>494.5</b>

\* Dwelling unit numbers and square footages are based upon the maximum allowed by zoning and acreage estimates prepared as part of the General Development Plan. The actual acreages may change slightly through mapping of the properties. Development yields may also be less.

Section 8: Table 5 is amended to read as follows:

**Table 5**  
**Parcel K - Land Use by Development Areas**

Dev. Area #	Use	Zoning	Acre.	# of Dus *
100	Residential	PD-3 B	42.8	128
101	Open Space	OS	1.2	-
102	Open Space	OS	1.7	-
103	Residential	PD-3.3	1	3
118	Open Space	OS	0.3	-
<b>Total</b>			<b>47</b>	<b>131</b>

\* Dwelling unit numbers are based upon the maximum allowed by zoning and the acreage estimates prepared as part of the General Development Plan. The actual acreages may change slightly through mapping of the properties. Development yields may also be less.

Section 9: Table 6 is amended to read as follows:

**Table 6**  
**Highway 65 Corridor Land Uses By Development Areas**

<b>Dev. Area #</b>	<b>Use</b>	<b>Zoning</b>	<b>Acres **</b>
104	Office and Commercial	PD-BP/COMM	66.3
105	Open Space	OS	23.6
106	Commercial	PD-COMM	24.3
107	Commercial	PD-COMM	38.4
108	Office and Commercial	PD-BP/COMM	68.0
109	Open Space	OS	15.7
110	Office	PD-BP	22.9
111	Open Space	OS	2.3
112	Open Space	OS	19.6
113	Light Industrial	PD-LI	106.1
114	Commercial	PD-COMM	30.1
*115	Light Industrial	PD-LI	81.8
116	Open Space	OS	5.0
Core R/W	***Road		23.7
<b>Subtotal</b>			<b>527.8</b>

\* This parcel (Atherton Tech) is built out with the exception of three remaining parcels. Total square footage for existing development is 659,700.

\*\* Acreage estimates have been prepared as part of the General Development Plan. The actual acreages may change slightly through mapping of the properties.

\*\*\* Includes 5 acres of roadways within Atherton Tech.

Section10: Table 7 is amended to read as follows:

**Table 7**  
**Permitted and Conditionally Permitted Uses in Residential Districts**

<b>Uses</b>	<b>PD-2</b>	<b>PD-3A</b>	<b>PD-3B</b>	<b>PD-3.3</b>	<b>PD-4</b>	<b>PD-4.5</b>	<b>PD-6.6</b>	<b>PD-20</b>
Accessory uses & structure	P	P	P	P	P	P	P	P
Apartments, Townhouses, Condominiums	-	-	-	-	-	-	P	P
Community/Residential Care	U	U	U	U	U	U	U	U
Day Care Facilities	U	U	U	U	U	U	U	U
Lodges and Rest Homes	-	-	-	-	-	-	U	U
Mobile Home Park	-	-	-	-	-	-	-	U
Parks, Playgrounds	U	U	U	U	U	U	U	U

Uses	PD-2	PD-3A	PD-3B	PD-3.3	PD-4	PD-4.5	PD-6.6	PD-20
Places of Assembly for Community Service	U	U	U	U	U	U	U	U
* Private Recreation facility	U	U	U	U	U	U	U	U
Public Utilities	U	U	U	U	U	U	U	U
Rooming Houses and Boarding Houses	-	-	-	-	-	-	-	U
Schools, private elementary and secondary	U	U	U	U	U	U	U	U
Schools, public elementary and secondary	P	P	P	P	P	P	P	P
Secondary residential units	P	P	P	P	P	P	P	-
Single family attached	-	-	-	-	-	P	P	-
Single family detached	P	P	P	P	P	P	P	-
Triplex	-	-	-	-	-	-	U	P

\* Private Recreation Facilities: Defined as recreational facilities typically owned and operated by a community association or homeowner's association for exclusive use by property owners, tenants, and their guests. Such facilities may include: club houses, swimming pools, and other similar recreational uses that do not involve public address systems or exterior lighting that is uncharacteristic for a residential development.

P = Permitted Use      U = Conditionally Permitted Use      - = Not Permitted

Section 11. Section 3.4.3.(5) is amended to read as follows:

#### 5. COMMERCIAL USES/PD-BP/COMM

Commercial uses in the PD-BP/COMM. district shall be limited to no more than 30% of the land area within each applicable Development Area identified on the General Development Plan Zoning Map. This condition specifically applies to Development Area 104, and 108.

Section 12. Section 3.4.4 is amended to read as follows:

#### 3.4.4 Traffic Capacity

The traffic impact study for the NWRA project assumed a total average daily trips of 68,692 trips for the Highway 65 corridor planning area - consisting of development areas 104 through 116, including the undeveloped parcels in Atherton Tech. If all traffic and road improvements that are outlined in the General Development Plan are constructed and development intensity stays within levels assumed by the traffic study, roadway intersections and segments within the project area will operate within acceptable levels of service established by the General Plan. To ensure that development intensity stays within levels assumed by the traffic study, future uses shall be required to demonstrate

that the volume of traffic generated by each development does not exceed the Average Daily Traffic (ADT) shown for each development area in Table 9.

Volumes shown in Table 9 may be exceeded only if a traffic study demonstrates that all intersections and roadway segments would operate acceptably with the increase. This may occur when other areas within the annexation area develop at intensities lesser than presumed in the GDP and traffic study.

Traffic volumes for the 34.0 acres of commercial and 9.2 acres of business professional in the Sunset Ranchos planning area are included in the traffic counts for the Sunset Ranchos planning area. As long proposed building square footage is consistent with or below levels identified in Table 3, no additional traffic analysis would be required.

Consistent with the Traffic Impact Study, the following trip generation rates will be used for the purpose of establishing the base ADT limitation for a project within the Highway 65 Corridor Planning Area:

Business Professional (Office)	17.7 daily trips per 1,000 square feet
Commercial (Retail, Highway etc)	35 daily trips per 1,000 square feet
Light Industrial	7.6 daily trips per 1,000 square feet

All uses will be subject to applicable use limitations of this GDP as well as the traffic limitations herein. For example, in the PD-BP/COMM zone district, commercial uses cannot exceed 30% of the site.

Section 13. Table 9 is amended to read as follows:

**Table 9**  
**Highway 65 Corridor Trip Allocation By Development Areas**

	Dev. Area #	Acres	Zoning	TRIPS (ADT)	Potential Building Square Footage (in thousands)			
					BP	Comm	LI	Total
JBC	104	66.3	PD-BP/COMM	14,626	447	192	0	639
	105	23.6	OS	0	-	-	-	-
	106	24.3	PD-COMM	6,982	70	164	0	234
	<b>Subtotal</b>	<b>114.2</b>		<b>21,608</b>	<b>517</b>	<b>356</b>	<b>0</b>	<b>873</b>
Placer Ranch	107	38.4	PD-COMM	8,313	151	161	0	312
	108	68.0	PD-BP/COMM	14,764	451	193	0	644
	109	15.7	OS	0	-	-	-	-
	110	22.7	PD-BP	3,800	215	0	0	215
	111	2.3	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>147.3</b>		<b>26,877</b>	<b>817</b>	<b>354</b>		<b>1,171</b>
William Jessup University	112	19.6	OS	0	-	-	-	-
	113	106.1	PD-LI	8,325	0	0	1,095	1,095
	114	30.1	PD-COMM	11,473	0	328	0	328
	<b>Subtotal</b>	<b>155.8</b>		<b>19,798</b>	<b>0</b>	<b>328</b>	<b>1,095</b>	<b>1,423</b>
Atherton Tech	115	81.8	PD-LI	8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>86.8</b>		<b>8,760</b>	<b>39</b>		<b>91</b>	<b>130</b>
<b>TOTAL</b>		<b>527.8</b>		<b>77,043</b>	<b>1,373</b>	<b>1,038</b>	<b>1,186</b>	<b>3,597</b>

ADT: Average Daily Traffic

- 1 Includes traffic capacity for existing occupied 659,700 square foot light industrial and office buildings. Remaining traffic capacity for new development in Atherton Tech Center (last 3 undeveloped parcels) is 3,130 trips.

Section 14. Table 10 is amended to read as follows:

**Table 10**  
**Residential Development Standards**

<b>Standard <sup>a</sup></b>	<b>PD-2</b>	<b>PD-3A</b>	<b>PD-3B</b>	<b>PD-3.3</b>	<b>PD-4</b>	<b>PD-4.5</b>	<b>PD-6.6</b>	<b>PD-20</b>
Max. units per gross acre	2	3	3	3.3	4	4.5	6.6	20
Min. lot area (sq. ft.)	15,000	11,000	7,500	9,000	7,500	6,000	4,000	2 acres
Min. lot width								
Interior	90'	75'	65'	70'	65'	55'	40'	70'
Corner	100'	80'	70'	75'	70'	60'	45'	80'
Minimum lot depth <sup>b</sup>	100'	100'	100'	100'	100'	100'	80'	-
Setbacks <sup>c</sup>								
Front	25'	25'	25'	25'	25'	20'	20'	20'
Side, interior	10'	10'	5'	7.5'	5'	5'	5'	15'
Side, street	15'	15'	10'	10'	10'	10'	10'	15'
Rear	25'	25'	25'	25'	25'	20'	15'	15'
Max. lot coverage	35%	35%	40%	35%	40%	40%	50%	60%
Max. building height <sup>d</sup>								
Principal building	30'	30'	30'	30'	30'	30'	30'	30'
Accessory building	14'	14'	14'	14'	14'	14'	14'	14'

<sup>a</sup> Special development standard modifications may be permitted for non-traditional single family residential, senior, and affordable housing developments. See Sections 3.5.2 (10), 3.5.2 (12), and 3.5.2 (13)

<sup>b</sup> Also see Section 3.5.2 (1)

<sup>c</sup> Also see Sections 3.5.2 (1), 3.5.2 (2), and 3.5.2 (3)

<sup>d</sup> Also see Sections 3.5.2 (5), 3.5.2 (6) and 3.5.3 (1)

Section 15. Section 3.5.2.(1) is amended to read as follows:

### **3.5.2 Special Regulations for Single-family Residential Zones**

The following additional regulations shall apply to single-family residential:

**1. PARCEL K and SUNSET RANCHOS PLANNING AREAS / ADJACENT TO STANFORD RANCH**

Residences constructed on lots within the Sunset Ranchos and Parcel K Planning Areas that are located immediately adjacent to Stanford Ranch, shall also be restricted to the following standards. These standards supercede the standards contained in the chart in Section 3.5.1. where applicable.

Rear Setback (primary structures in Parcel K only)(a)	60 feet
Min. Lot Depth	125 feet

- a. Patio covers that are open on at least two sides shall be permitted to encroach within the 60 foot setback.

Section 16. Section 3.5.2.(8) is amended to read as follows:

**8. PARCEL K ROCK FORMATIONS**

The existing large rock formations located within the Parcel K planning area northwest of Kali Place shall be retained and preserved in open space. The open space designated to preserve these features shall be considered part of the total percentage of open space required for the planning area. (The open space and rock formations shall be placed within an HOA parcel or parcel dedicated to the City of Rocklin with appropriate funding mechanisms for maintenance).



Section 17. Table 11 is amended to read as follows:

<b>Table 11</b>					
<b>Development Standards for Non Residential Zones</b>					
	<b>NC</b>	<b>C</b>	<b>BP</b>	<b>BP/C</b>	<b>LI</b>
Max. Bldg. Height	30'	30'	30'	30'	30'
Max. Bldg. Height with Use Permit	-	50' (55')*	50' (55')*	50' (55')*	50' (55')*
Max. No of Stories	2	2	2	2	2
Max. No of Stories with Use Permit	-	4	4	4	4
Max. Lot Coverage	50%	50%	50%	50%	50%
Setbacks from:					
Highway 65	-	50'	50'	50'	50'
6-lane Street	-	25	-	-	-
4 lanes or less	20'	20'	20'	20'	20'
Multi-family (PD-20)	15'	15'	15'	15'	-
Single family (PD2- 6.6)	25'	-	-	-	-
Open Space/Park/School	15'	15'	15'	15'	15'
Any property line	10'	10'	10'	10'	10'

\* Applies to developments along Highway 65 only.

Section 18. Section 3.6 is amended to read as follows:

### **3.6 Parks and Open Space**

The plan designates 57.5 acres for park sites and 264.3 acres of open space areas.

Section 19. Section 3.6.1 is amended to read as follows:

#### **3.6.1 Parks**

The City of Rocklin General Plan and Subdivision Ordinance require dedication of park acreage in the amount of five acres of parkland per thousand population of residents of any new development. Subdivisions of 50 parcels or more are required either to dedicate land for park purposes, to pay a dedication fee in lieu of land, or a combination of both to satisfy the development's proportion of the adopted park acreage. The Sunset Ranchos planning area of the General Development Plan is zoned to accommodate up to 4,159 dwelling units. At 2.6 persons per dwelling unit, the area is projected to generate up to 10,813 persons. Approximately 54 acres of parkland will be required to serve future

residents. The plan designates 57.5 acres of park sites. These include one community park site of 40.6 acres and five neighborhood park sites totaling 16.9 acres.

The community park location provides a large contiguous site with relatively flat terrain suitable for intense recreational activity such as softball, soccer, and the construction of swimming pools and recreational buildings. Other recreational activities and facilities may include walking, viewing, outdoor theatres, tot lots/playground, picnic areas and hard courts for basketball and tennis. Restrooms and off-street parking will be provided. Lighting for security and night activities on the recreational fields will be installed at the discretion of the City. It is anticipated that competitive level lighting will be installed in the ball field areas.

Neighborhood parks are intended to be the focal points of neighborhoods, sometimes in combination with elementary schools. Three of the five neighborhood parks are adjacent to elementary school sites. The other two are “free-standing.” The neighborhood parks are planned to serve population within ¼ to ½ mile radius, and generally will not provide for off-street parking. Recreational activities at these public parks may include the following: passive and active recreational interests, turf area for multi-use recreational activities, pre-school and school-aged/playgrounds, picnic areas, hard courts for basketball, and restrooms.

Park design will be at the discretion of the Parks and Recreation Commission and the City Council. The park sites have General Plan designations of PQP and are zoned as Planned Development - Parks. See Figure 7 for locations of parks.

Section 20. Section 3.6.2 is amended to read as follows:

### **3.6.2 Open Space**

The plan preserves open space areas, which provide numerous passive and active recreational opportunities for future residents. The following areas have been identified for preservation and designated as open space:

- ◆ Areas with steep slopes in excess of 25%.
- ◆ All lands within the post development 100-year floodplain.
- ◆ Lands within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat.
- ◆ Wetland resources associated with the area’s natural drainage ways.

Open space corridors are designed to:

- a) Provide a buffer between land uses.  
Preserve special areas of riparian or other botanical habitat including those subject to the conditions of any Federal or State wetland preservation permit requirements.
- b) Provide a corridor for off-street pedestrian and bikeway circulation.
- c) Provide a visually unifying natural element.
- d) Encourage view corridors to points of orientation throughout the plan area; both for local, short range views to landmarks in the area, and long range views to the Sierra Nevada and Coast Range foothills.
- e) Provide land for on-site management of stormwater drainage.

Development will be restricted in open space areas. Open space areas may be configured as common-interest parcels under control of individual or master Homeowners Association(s) (HOAs) or dedicated to the City of Rocklin with some other mechanism for financing improvements and maintenance. Unless otherwise noted for improvements such as road crossings, utilities and pedestrian and bike trail, these areas will remain undeveloped. Open space areas are shown on Figure 7 - parks, open space and trail system map.

A Fuel Modification Plan (FMP) will be prepared concurrently with any subsequent entitlement for development of land which includes or is adjacent to an open space area to address the interface between open space areas and urban uses. The goal of the MFP is to reduce the potential for fire and contain the spread of fire. It shall include, but not be limited to:

- a) Access points as necessary into open space areas.
- b) Appropriate clearances around homes.
- c) Disposal of removed brush and trees within any firebreak area.

Section 21. Section 3.7 is amended to read as follows:

### **3.7 Schools**

The plan provides a 50-acre high school site, and three 10-acre elementary school sites. The 3 elementary school sites are located next to neighborhood park sites to provide joint-use opportunities. Consistent with City policy, public schools are allowed in all zoning designations in the City.

Section 22. Section 3.8.2 is amended to read as follows:

### **3.8.2 Vehicular Circulation System**

The street system is organized in a hierarchy with three arterial streets carrying traffic to and throughout the plan area. Parkway A is an east-west connection between Highway 65 and the Whitney Oaks development. Sioux Street will connect the existing community

with Twelve Bridges in Lincoln. West Oak Boulevard will be extended through the plan area to connect to Parkway A. Street B, is a 4-lane north-south, divided arterial parallel to Highway 65 that will provide access to the Highway 65 Corridor properties. The location of Street B from Parkway A to Sunset Boulevard through the William Jessup University site is conceptual. Ultimate alignment will be determined at subsequent project approvals and will be based on criteria such as acceptable street radius, connectivity to established signalized intersections and other environmental constraints. Collector streets will provide access into individual neighborhoods. Conceptual locations of collector streets along the arterial roads are shown on the Figure 8. Final alignments will be shown on subsequent Tentative Maps.

Wyckford Boulevard and Kali Place will provide access to Parcel K. These streets are currently stubbed to the Parcel K boundary. Under limitations defined in the North Rocklin Circulation Element, no more than 200 additional residential dwelling units shall be allowed to access Wyckford Boulevard. Parcel K proposes development of up to 131 dwelling units consistent with the threshold established for Wyckford Boulevard.

Each elementary school site will be provided with a minimum of two street frontages to facilitate traffic circulation. A road may also be established on the east side of the high school to facilitate circulation. Location and alignment of local streets will be shown on subsequent Tentative Maps.

A summary of major road improvements is provided in Table 12. Figure 8 shows the plan area's arterial roadways, number of lanes and location of traffic signals. Right-of-way improvements for the roadways are shown on Figure 9.

Section 23. Table 12 is amended to read as follows:

**Table 12**  
**Major Roadway Improvements**

<b>Roadway</b>	<b>Right-of-way</b>	<b># of Lanes</b>	<b>Width Per Travel Lane</b>	<b>Landscape Median</b>	<b>Sidewalk Width</b>	<b>Frontage Landscape</b>	<b>Cross Section</b>
Parkway A, from Hwy 65 to Street B.	158'	6	12'	20'	6'	25'	F
Parkway A, from – Street B to Sioux Street	152'	6	12'	14'	6'	25'	A
Community Corridor (Parkway A, from Sioux St. to Park Dr., and portions of Sioux St. and West Oaks)	130'	4	12'	14'	6'	27' & 35'	C
Sioux Street	132'	4	12'	14'	6'	27'	B
West Oak Blvd.	132'	4	12'	14'	6'	27'	B
Street B	120'	4	12'	14'	6'	15'	B
Typical Ind./Comm St	60'	2	21'	-	6'	-	D

Notes:

- The 6 and 4-lane arterials are intended to function as non-frontage access roads except where driveway access to commercial areas or multi-family uses is needed.
- All major intersections will have appropriate bus turnouts based on PCTA's recommendations.
- Parkway A median width will be 20 ft. between the interchange and B Street to accommodate City secondary entryway sign.

Section 24. The title of Figure 5 is amended to read as follows:

N.W.R.A. Zoning Prior to Annexation

Section 25: The title of Figure 6 is amended to read as follows:

N.W.R.A. General Development Plan Zoning Map Upon Annexation

Section 26. Figure 6A "North West Rocklin General Development Plan Development Areas" is added to the General Development Plan.

**EXHIBIT C TO PDG-99-02A**

**AMENDMENT TO  
THE NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN  
ZONING MAP**

MAP ADJUSTING ZONING DISTRICT BOUNDARIES WITHIN THE SUNSET  
RANCHOS PLANNING AREA AND REZONING FROM  
PLANNED DEVELOPMENT-RESIDENTIAL  
PD-3.5 to PD-3.3, PD-4A to PD-4, PD-4B to PD 4.5, and PD-8 to PD-6.6  
(North West Rocklin General Development Plan Amendment/ PDG-99-02A)

THIS MAP IS ON FILE IN THE PLANNING DEPARTMENT AND WITH THE CITY  
CLERK

Note - This Map has been Superseded

Please refer to the Official Zoning  
Map for the City of Rocklin

**3<sup>RD</sup> AMENDMENT TO THE  
NORTH WEST ROCKLIN  
GENERAL DEVELOPMENT PLAN**

**ORDINANCE No. 892**

ORDINANCE NO. 892

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING THE THIRD AMENDMENT TO THE GENERAL  
DEVELOPMENT PLAN FOR NORTH WEST ROCKLIN ANNEXATION AREA,  
FIRST APPROVED BY ORDINANCE NO. 858  
(North West Rocklin General Development Plan Amendment PDG-99-02B)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. The General Development Plan for the North West Rocklin Annexation Area approved by Ordinance number 858 by the City Council of the City of Rocklin on July 23, 2002 (the “**General Development Plan**”) and modified by General Development Plan Amendment (PDG-2003-06) as approved by Ordinance number 882 by the City Council of the City of Rocklin on January 27, 2004, and (PDG-99-02A) as approved by Ordinance number 884 by the City Council of the City of Rocklin on April 13, 2004 is comprised of the following components:

1. The North West Rocklin General Development Plan Zoning Map, adopted as Exhibit A to Ordinance 858 and incorporated into and reflected on the Official Zoning Map of the City of Rocklin.
2. The Conditions of Approval, adopted as Exhibit B to Ordinance 858 (the “Conditions of Approval”); and,
3. The General Development Plan Zoning and Development Standards, adopted as Exhibit C to Ordinance 858 (the “Zoning and Development Standards”);
4. The North West Rocklin Public Facilities Financing and Phasing Plan, prepared for Sunset Ranchos Investors, LLC, prepared by Economic and Planning Systems, Inc. and Terrance E. Lowell and Associates, Inc., dated January 28, 2004 - (the “Financing and Phasing Plan”) was adopted in its entirety and incorporated by reference as Chapter 4 of the General Development Plan as a component of General Development Plan Amendment PDG-99-02A.

B. General Development Plan Amendment PDG-99-02B amends the General Development Plan by adding sections to the Conditions of Approval addressing potential design review requirements for single family residential structures, requirements for utility stubs to be installed with initial backbone improvements, and consideration between planned landscape areas in the public rights-of-way and utility installation. It



also changes the designation of Development Parcels 11, 12, 13, 23, 25, 44, 46, 52, 56, 58, and 64 (totaling 240 +/- acres) from PD-4.5 to PD-5, and eliminates the PD-4.5 category. The density modifications, other proposed setback, lot coverage, and new or modified provisions require corresponding changes to various text and tabular information in the Zoning and Development Standards. The density modifications require corresponding changes to various text and tabular information in the Zoning and Development Standards. Modifications to zoning district designations and boundaries will be incorporated into and reflected on the Official Zoning Map for the City of Rocklin. A theoretical increase of 120 dwelling units in overall project density from the previously adopted versions of the General Development Plan will occur as a result of these amendments. However, the total theoretical dwelling units permitted remains below the amount analyzed in the North West Rocklin Annexation EIR.

C. General Development Plan Amendment PDG-99-02B has been analyzed as required by the California Environmental Quality Act (CEQA) and pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, as no new effects could occur or no new mitigation measures would be required of the proposed amendment, General Development Plan Amendment PDG-99-02B is within the scope of the North West Rocklin Annexation EIR, approved and certified by City Council Resolution 2002-230, which adequately describes these activities for purposes of CEQA.

D. The proposed General Development Plan Amendment PDG-99-02B is consistent with the City of Rocklin's General Plan land use element and the current and proposed land use designations applicable to the site as identified in the concurrent General Plan Amendment request (GPA-2004-04).

E. The proposed General Development Plan Amendment PDG-99-02B is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

F. The area within the boundaries of General Development Plan Amendment PDG-99-02B is physically suited to the uses authorized by the general development plan amendment.

G. The General Development Plan Amendment PDG-99-02B is compatible with the land use/uses existing and permitted on the properties in the vicinity.

H. The land uses, and their density and intensity, allowed by the proposed General Development Plan Amendment PDG-99-02B are not likely to create serious health problems or create nuisances on properties in the vicinity.

I. The City Council has considered the effect of the proposed General Development Plan Amendment PDG-99-02B on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves General Development Plan Amendment PDG-99-02B to modify the Conditions of Approval, Zoning and Development Standards, and the City of Rocklin Zoning Map, all as shown on Exhibits A, B, and C, attached hereto and incorporated by reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

PASSED AND ADOPTED this 12th day of October, 2004, by the following roll call vote:

AYES: Councilmembers: Magnuson, Lund, Hill

NOES: Councilmembers: None

ABSENT: Councilmembers: Storey

ABSTAIN: Councilmembers: Yorde

  
\_\_\_\_\_  
Peter Hill, Vice Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading: 092804  
Second Reading: 101204  
Effective Date: 111204

E:\clerk\ord\892.doc

**EXHIBIT A TO PDG-99-02B**

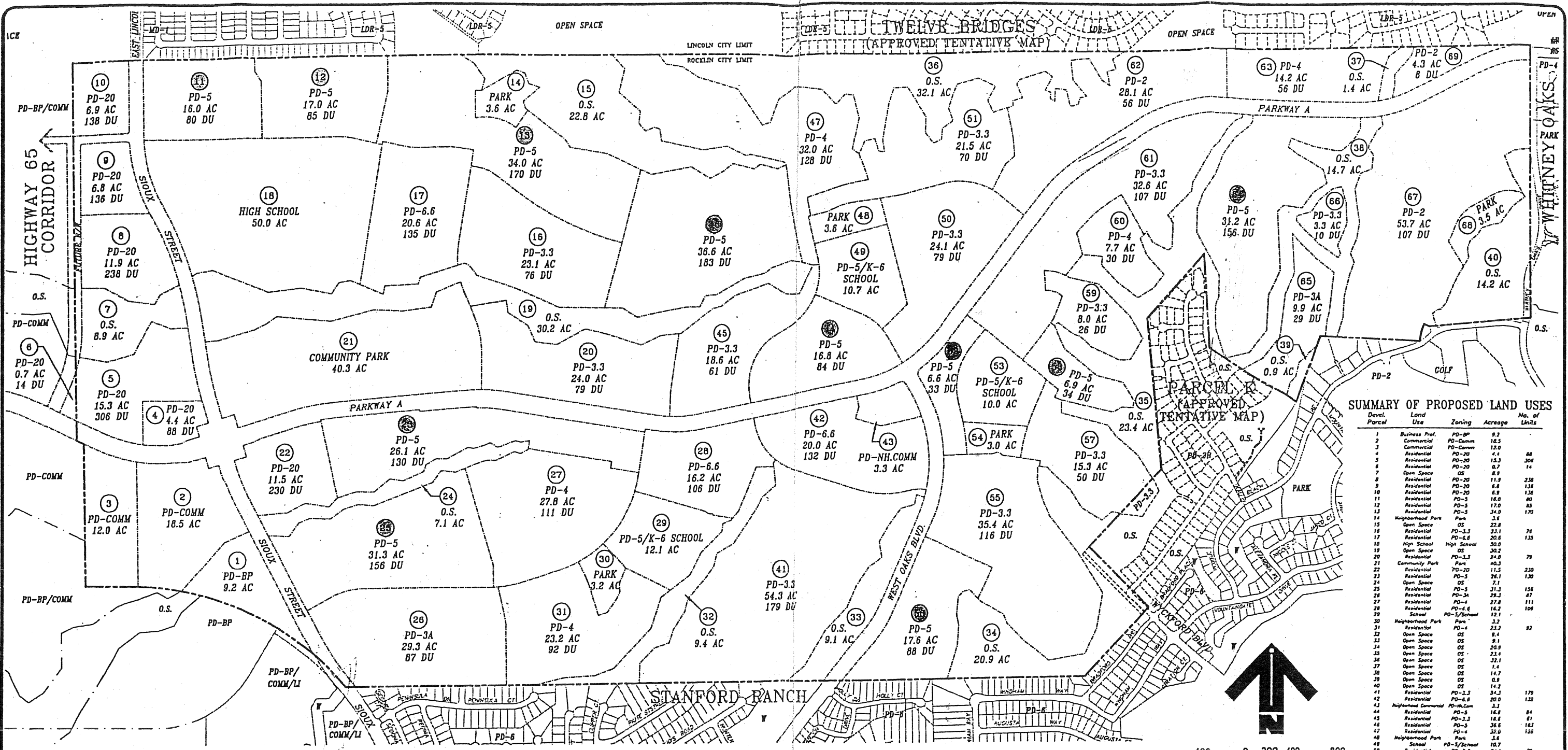
**AMENDMENT TO  
THE NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN  
ZONING MAP**

MAP ADJUSTING ZONING DISTRICT BOUNDARIES WITHIN THE SUNSET  
RANCHOS PLANNING AREA AND REZONING FROM  
PLANNED DEVELOPMENT-RESIDENTIAL

PD 4.5 to PD-5

(North West Rocklin General Development Plan Amendment/ PDG-99-02B)

THIS MAP IS ON FILE IN THE PLANNING DEPARTMENT AND WITH THE CITY  
CLERK



SUMMARY OF PROPOSED LAND USES

Devel. Parcel	Land Use	Zoning	Acreage	No. of Units
1	Business Prof.	PD-BP	8.3	
2	Commercial	PD-Comm	18.5	
3	Commercial	PD-Comm	12.0	
4	Residential	PD-20	4.4	48
5	Residential	PD-20	15.3	306
6	Residential	PD-20	0.7	14
7	Open Space	OS	8.9	
8	Residential	PD-20	11.9	238
9	Residential	PD-20	6.8	136
10	Residential	PD-20	6.9	138
11	Residential	PD-3	18.0	40
12	Residential	PD-5	17.0	85
13	Residential	PD-5	34.0	170
14	Neighborhood Park	Park	3.6	
15	Open Space	OS	22.8	
16	Residential	PD-1.3	23.1	76
17	High School	PD-6.6	20.6	135
18	Open Space	OS	30.2	
19	Open Space	OS	30.2	
20	Residential	PD-3.3	24.0	79
21	Community Park	Park	40.3	
22	Residential	PD-20	11.5	230
23	Residential	PD-20	11.9	238
24	Open Space	OS	7.1	
25	Residential	PD-5	31.3	156
26	Residential	PD-3A	29.3	87
27	Residential	PD-4	23.2	92
28	Open Space	OS	9.4	
29	PD-5/K-6 School	PD-5/K-6	12.1	
30	Park	Park	3.2	
31	Residential	PD-4	23.2	92
32	Open Space	OS	9.4	
33	Open Space	OS	9.1	
34	Open Space	OS	20.9	
35	Open Space	OS	23.4	
36	Open Space	OS	32.1	
37	Open Space	OS	1.4	
38	Open Space	OS	14.7	
39	Open Space	OS	0.9	
40	Open Space	OS	14.2	
41	Residential	PD-3.3	54.3	179
42	Residential	PD-6.6	20.0	132
43	PD-NH.COMM	PD-NH.COMM	3.3	
44	Park	Park	3.0	
45	PD-5/K-6 School	PD-5/K-6	10.0	
46	PD-5	PD-5	6.6	33
47	PD-4	PD-4	32.0	128
48	Park	Park	3.6	
49	PD-5/K-6 School	PD-5/K-6	10.7	
50	PD-3.3	PD-3.3	24.1	79
51	PD-3.3	PD-3.3	21.5	70
52	PD-5	PD-5	16.8	84
53	PD-5/K-6 School	PD-5/K-6	10.0	
54	Park	Park	3.0	
55	PD-3.3	PD-3.3	35.4	116
56	PD-5	PD-5	17.6	88
57	PD-3.3	PD-3.3	15.3	50
58	PD-5	PD-5	6.9	34
59	PD-3.3	PD-3.3	8.0	26
60	PD-4	PD-4	7.7	30
61	PD-3.3	PD-3.3	32.6	107
62	PD-2	PD-2	28.1	56
63	PD-4	PD-4	14.2	56
64	PD-2	PD-2	1.4	
65	PD-3A	PD-3A	9.9	29
66	PD-3.3	PD-3.3	3.3	10
67	PD-2	PD-2	53.7	107
68	Park	Park	3.5	
69	PD-2	PD-2	4.3	8
70	PD-4	PD-4	4.3	8

**WHITNEY RANCH**  
(FORMERLY LIBERTY HILL)  
**GENERAL DEVELOPMENT PLAN AMENDMENT**  
ROCKLIN, CALIFORNIA  
**PROPOSED ZONING MAP**  
RECOMMENDED BY PLANNING COMMISSION  
FOR APPROVAL ON 8-17-04  
SGA

EXHIBIT A  
FILE NO. PDG-99-02B

LEGEND

LDR-5	LOW DENSITY RESIDENTIAL, 5,000 SQ.FT. MIN. LOT (TWELVE BRIDGES)
MD-1	MEDIUM DENSITY RESIDENTIAL (TWELVE BRIDGES)
PD-X	PLANNED DEVELOPMENT RESIDENTIAL, X UNITS PER ACRE
PD-BP/COMM/LI	PLANNED DEVELOPMENT BUSINESS PROFESSIONAL/COMMERCIAL/LIGHT INDUSTRIAL
PD-BP/COMM	PLANNED DEVELOPMENT BUSINESS PROFESSIONAL/COMMERCIAL
PD-BP	PLANNED DEVELOPMENT BUSINESS PROFESSIONAL
PD-NH.COMM	PLANNED DEVELOPMENT, NEIGHBORHOOD COMMERCIAL
O.S.	OPEN SPACE
W	WETLANDS
XX	ZONING DISTRICT CHANGED FROM PD-4.5 TO PD-5

NORTH WEST ROCKLIN LAND USE SUMMARY

Land Use	Acreage	Total % of Acreage	No. of Units	Total % of Units
SF Res.	787.3	60.7%	3,129	71.1%
PD-2	86.1	6.6%	171	4.0%
PD-3A	39.2	3.0%	116	2.7%
PD-3.3	260.2	20.1%	653	19.9%
PD-4	104.9	8.1%	417	9.7%
PD-5	240.1	18.5%	1,199	28.0%
PD-6.6	56.8	4.4%	373	8.7%
MF Res.	57.3	4.4%	1,150	26.9%
PD-20	57.5	4.4%	1,150	26.9%
OTHER	451.5	34.9%		
PD-BP	9.2	0.7%		
PD-COMM	30.5	2.4%		
Neighborhood Comm	3.3	0.3%		
Parks	57.2	4.4%		
Open Space	195.1	15.1%		
Schools	82.8	6.4%		
Core R/W	73.4	5.7%		
TOTAL	1,296.3 ac.	100%	4,279 DU's	100%

APPROVED BY COUNCIL ON 9-28-04  
SGA

**EXHIBIT B TO PDG-99-02A**

**AMENDMENT TO  
THE NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN  
CONDITIONS OF APPROVAL**

Section 1. Add the following language as Condition A.7. under “General”:

A.7. The Sunset Ranchos Planning Area shall participate in any single-family residential design review process that is adopted by the City of Rocklin.

Section 2. Add the following language as Condition F. 5. under “Public Utilities”:

F.5. Utility installation within all primary and secondary streets shall include stubs necessary to serve properties that are anticipated to develop after the primary or secondary street has been installed. The intent is to avoid the need to cut/trench through the new road surface and frontage improvements at a later date.

Section 3. Add the following language as Condition F. 6. under “Public Utilities”:

F. 6 The planning and installation of public utilities within the public rights-of-way shall take the planned location of future landscaping into consideration. Elimination of planned landscaping shall be avoided to the fullest extent possible.

Section 4. Add the following language as Condition F. 7. under “Public Utilities”:

F.7. The 13-foot wide easement for the 36-inch water line located within the north side of the Whitney Ranch Parkway right-of-way shall not interfere with the overall implementation of landscaping and street tree installation. Compliance with this condition shall be demonstrated during Landscape Improvement Plan approval to the satisfaction of the Community Development Director and the Director of Public Works.

Section 5. Amend the language in Condition C.6. to read as follows:

C.6 The median width for Liberty Parkway shall be 14 feet to accommodate the placement of a City of Rocklin Minor Entryway Sign in the vicinity of the transition between Liberty Parkway and Lincoln Parkway.

Section 6. Amend the language in Condition C.8. to read as follows:

Construction traffic associated with development of the Sunset Ranchos Planning Area shall utilize Highway 65 to the fullest extent possible to access the site. An alternative route that is acceptable to the City includes Highway 65 to Sunset Boulevard to West Stanford Ranch Road to Liberty Parkway. These routes are to be used by both heavy equipment and individual construction workers. Some limited construction access

through Park Drive for major delivery of materials and equipment or other special activities may be permitted subject to approval in advance by the City of Rocklin Public Works Director. Information regarding these restrictions and requirements shall be included in all improvement plans and contractor agreements.

# EXHIBIT C TO PDG-99-02B

## AMENDMENT TO THE NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN ZONING AND DEVELOPMENT STANDARDS

Section 1. Table 1, Summary of Land Uses by Planning Area is amended to read as follows:

Table 1 Summary of Land Uses by Planning Area			
Planning Area	Acreage	Existing Use	Proposed Zoning and Use
Sunset-Ranchos	1,296.3	Vacant/ 2 SF dwellings	Planned Development (PD) <ul style="list-style-type: none"> <li>• up to 3,129 SF dwelling units</li> <li>• up to 1,150 MF dwelling units</li> <li>• 33.8 acres (369,171 sq. ft) commercial</li> <li>• 9.2 ac. (125,452 sq. ft) Business Professional.</li> <li>• 3 Elementary Schools (32.8 ac.)</li> <li>• 1 High School (50.0 ac.)</li> <li>• 57.2 ac. Public Parks</li> <li>• 195.1 ac. Open Space</li> </ul>
Highway Corridor:	65	527.8	Planned Development (PD)
• Atherton Tech <sup>1</sup>	81.8 ac.	Light Industrial	Light Industrial (81.8 ac.)
• William Jessup University	5 ac.	Open Space	Open Space (5 ac.)
• Placer Ranch	155.8 ac.	Manufacturing	Light Industrial (106.1 ac.) Commercial (30.1 ac.) Open Space (19.6 ac.)
• JBC Investments	147.3 ac.	Vacant	Commercial (38.4 ac.) Bus. Prof./Commercial (68.0 ac.) Bus. Prof. (22.9 ac.) Open Space (18 ac.)
• Core Roadways	114.2 ac.	Vacant	Commercial (24.3 ac.) Bus. Prof./Commercial (66.3 ac.) Open Space (23.6 ac.)
Parcel K	23.7		
	47 ac.	Vacant	Planned Development <ul style="list-style-type: none"> <li>• up to 131 SF dwelling units</li> <li>• Open Space (3.2 ac.)</li> </ul>

Section 2.  
follows:

Table 2, Parcel Ownership by Planning Area is amended to read as

**Table 2**  
**Parcel Ownership by Planning Area**

<b>Plan Area</b>	<b>Assessor's Parcel #s</b>	<b>Owners</b>
Sunset Ranchos	<ul style="list-style-type: none"> <li>• 017-170-001 through 070; 017-180-001 through 050</li> </ul>	Multiple ownership (Sunset Ranchos Investors, LLC, currently owns and/or controls 114 of the 119 existing parcels)
Highway 65 Corridor	<ul style="list-style-type: none"> <li>• 017-081-005 &amp; 006</li> <li>• 017-081-010 through 013; 017-270-012; 017-027-013.</li> <li>• 017-270-002</li> <li>• 017-270-068</li> <li>• 017-270-069</li> <li>• 017-280-008 &amp; 009; 017-280-011 through 014; 017-280-018 through 020; 017-280-022 &amp; 023; 017-280-036 through 039; 017-280-042; 017-280-047 through 049; 017-280-059; and 017-280-063 through 071</li> </ul>	<ul style="list-style-type: none"> <li>• JBC Investment Co., Inc.</li> <li>• John Reynen.</li> <li>• Rocklin LLC</li> <li>• William Jessup University</li> <li>• Kobra Properties</li> <li>• Multiple ownership (Atherton Tech Center)</li> </ul>
Parcel K	<ul style="list-style-type: none"> <li>• 017-180-056</li> </ul>	<ul style="list-style-type: none"> <li>• Signature At Stonegate</li> </ul>

Section 3. Section 2.2 is amended to read as follows:

## **2.2 Zoning Districts**

To encourage a more creative and flexible approach to the use of land in this planning area, the General Development Plan identifies the zoning for Northwest Rocklin as a Planned Development (PD).

The Northwest Rocklin General Development Plan will utilize the following zoning categories.

<b>PD-2</b>	Residential – Two (2) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 15,000 square feet.



<b>PD-3A</b>	Residential – Three (3) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 11,000 square feet.
<b>PD-3B</b>	Residential – Three (3) dwelling units to the gross acre.
Purpose:	This designation shall apply to the Parcel K area next to Stanford Ranch. It will provide for low density, single family-detached residential units, with minimum lot size of 7,500 square feet.
<b>PD-3.3</b>	Residential – Three-and-one third (3.3) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 9,000 square feet.
<b>PD-4</b>	Residential – Four (4) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family-detached residential units, with minimum lot size of 7,500 square feet. See note (1).
<b>PD-5</b>	Residential – Five (5) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached and attached residential units, with minimum lot size of 6,000 square feet.
<b>PD-6.6</b>	Residential – Six-and-six tenths (6.6) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 4,000 square feet will apply to traditional single-family lots.
<b>PD-20</b>	Residential – Twenty (20) dwelling units to the gross acre. Sixteen (16) dwelling units per acre minimum.
Purpose:	To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design. Minimum lot size of 2 acres for multi-family.
<b>PD-BP</b>	Business Professional To provide opportunities for developing and operating professional and administrative offices.
<b>PD-COMM</b>	Commercial
Purpose:	To provide a large concentration and mix of retail and services to meet the needs of local residents and employees of the plan area. Office uses will be limited to no more than 30% of the total building square footage.

<b>PD-NC</b>	<p>Neighborhood Commercial</p> <p>To provide a mix of retail and services to meet the needs of local residents. Due to limited parcel size and proximity to single-family residential uses, uses in this district will be limited in types, intensity, and design compared to the community commercial district.</p>
<b>PD-BP/COMM</b>	<p>Business Professional/Commercial</p> <p>Purpose: To provide opportunities for developing and operating professional and administrative offices while allowing limited amount (maximum of 30% of site) retail commercial uses that are compatible with office uses.</p>
<b>PD-LI</b>	<p>Light Industrial</p> <p>Purpose: This district is intended primarily for light industrial uses such as manufacturing, assembly, research and development as well as limited office uses that are compatible with industrial uses and light Industrial land uses in a campus-like setting.</p>
<b>School</b>	<p>School Facilities</p> <p>Purpose: To reserve land for the construction of future school facilities. These parcels will be reserved for purchase by the Rocklin Unified School District (RUSD). (1)</p>
<b>Park</b>	<p>Park Facilities</p> <p>Purpose: To provide areas for passive and active recreational opportunities. These parcels will be dedicated to the City for improvements and annexed into the City of Rocklin Parks CFD. The Community park site will provide for more intense active recreation such as athletic complexes, swimming pools and lighted ball fields. The park will attract users from throughout the City. Neighborhood parks will serve the immediate neighborhood and will have less intensive recreation uses like play equipment and turf area.</p>
<b>OS</b>	<p>Open Space</p> <p>Purpose: To preserve hillsides, streams, and other natural resources and buffer them from adjacent land uses. Storm water conveyance and detention will also utilize open space area. The open space corridors will preserve natural drainage ways, link public facilities via adjacent pedestrian trail, and create a unifying element to the plan.</p>
<b>Note (1):</b>	<p>All proposed elementary school parcels have been designated with an underlying designation of PD-5. This would give notice that residential development could occur in the event the Rocklin Unified School District chooses not to use any of the sites for future school facilities.</p>

The zoning designations, acreage and dwelling units for each project area are presented in Table 3. Zoning applicable in the North West Rocklin Area prior to annexation is presented in Figure 5. Figure 6 identifies the zoning that applied to the North West Rocklin Area at the time of annexation. Figure 6A identifies the Development Areas referred to in this General Development Plan.

Subsequent amendments to zoning in the North West Rocklin Area are reflected on the City's Official Zoning Map. That document shall be referred to in all instances as the official zoning exhibit for this General Development Plan.

Many of the zoning designations, zoning boundaries, and/or the Development Area numbering reflected on Figure 7 – Parks, Open Space and Trail Map, Figure 8 – Vehicular Circulation Map, and Figure 10 – Drainage Basins and Culverts, have been superceded. Those figures should only be used to obtain general information (i.e., general trail locations, drainage basing locations, etc.) related to the title of each figure.

Section 4. Table 3 is amended to read as follows:

**DEVELOPMENT TABLE 3**  
**PROPOSED ZONING BY ACRES, DWELLING UNITS AND/OR SQUARE FOOTAGE**

PLANNING AREA	ZONING Designation	ACRES	% Total	# OF Units *	% Total	SQ. FEET <sup>2</sup> (in thousands) *
Sunset Ranchos	S.F. RESIDENTIAL	787.3	60.7	3,129	73.1	-
	PD-2	86.1	6.6	171	4.0	-
	PD-3A	39.2	3.0	116	2.7	-
	PD-3.3	260.2	20.1	853	19.9	-
	PD-4	104.9	8.1	417	9.7	-
	PD-5	240.1	18.5	1,199	28.0	-
	PD-6.6	56.8	4.4	373	8.7	-
	M.F. RESIDENTIAL	57.5	4.4	1,150	26.9	-
	PD-20	57.5	4.4	1,150	26.9	-
	COMMERCIAL	33.8	2.7	-	-	369.1
	NEIGHBORHOOD	3.3	0.3	-	-	32.6
	COMMUNITY	30.5	2.4	-	-	336.5
	BUS. PROFESSIONAL	9.2	0.7	-	-	125.4
	PARKS	57.5	4.4	-	-	-
	OPEN SPACE	195.1	15.1	-	-	-
	SCHOOLS	82.8	6.4	-	-	-
	CORE ROADWAYS	73.4	5.7	-	-	-
	SUBTOTAL	1,296.3	100	4,279	100	494.5
Highway 65 Corridor						
Atherton Tech <sup>1</sup>	PD-LI	81.8	15.5	-	-	-
	Open Space	5.0	0.9	-	-	-
William Jessup University	PD-LI	106.1	20.1	-	-	-
	PD-BP/COMM	30.1	5.7	-	-	-
	Open Space	19.6	3.7	-	-	-
Placer Ranch	PD-BP/COMM	68.0	12.9	-	-	-
	PD-COMM	38.4	7.3	-	-	-
	PD- BP	22.9	4.3	-	-	-
	Open Space	18.0	3.4	-	-	-
JBC Investment	PD-BP/COMM	66.3	12.6	-	-	-
	PD-Comm	24.3	4.6	-	-	-
	Open Space	23.6	4.5	-	-	-
	Core Roadways	23.7	4.5	-	-	-
	Subtotal	527.8	100	-	-	-
Parcel K	PD-3 B	42.8	91.1	128	97.7	-
	PD-3.3	1	2.1	3	2.3	-
	R-C (Open Space)	3.2	6.8	-	-	-
	Subtotal	47	100	131	100	-
	Grand Total	1,871.1		4,410		-

- \* The number of dwelling units and/or square footage reflected above are the maximum allowed based on zoning for which infrastructure is designed. Actual development yields may be less.
- <sup>1</sup> Atherton Tech Center is built out except for three remaining lots.
- <sup>2</sup> Square footage for the Highway 65 Corridor is tied to # of trips and will depend on mix of uses. See Chapter 3.

Section 5. Section 3.2 is amended to read as follows:

### **3.2 Overview of Project Area**

The Sunset Ranchos planning area consists of predominantly residential development with associated parks and school sites, open space, and commercial areas to support the community's population. The site encompasses approximately 1,296 +/- vacant acres and is proposed for 3,129 single-family lots, 1,150 multi-family units, one 50-acre high school site, three 10-acre elementary schools sites, 57.2 acres of park sites, 195.1 acres of open space, and 33.8 acres of commercial sites.

Parcel K planning area consists of 43.8 acres of residential development up to a maximum of 131 units and approximately 3.2 acres of open space.

The Highway 65 Corridor planning area is currently within the Sunset Industrial Area's Highway 65 Business Professional and Sunset Boulevard Corridor East plan area. Land uses in this area include the Atherton Tech Center, which consists of existing office, business professional, and industrial uses, the William Jessup University facility, and vacant undeveloped land zoned for similar land uses. The Atherton Tech Center was approved for the construction of light Industrial buildings and built out except for three remaining parcels.

Section 6: Table 4 "Sunset Ranchos Land Uses By Development Areas" is amended to read as follows:

**Table 4**  
**Sunset Ranchos Land Uses By Development Areas**

<b>Dev. Area #</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Zoning</b>	<b># of DUs *</b>	<b>Square Ft. * ('000)</b>
1	Bus. Prof.	9.2	PD-BP	-	125.4
2	Commercial	18.5	PD-Comm	-	205.8
3	Commercial	12	PD-Comm	-	130.7
4	Residential	4.4	PD-20	88	
5	Residential	15.3	PD-20	306	
6	Residential	0.7	PD-20	14	
7	Open Space	8.9	Open Space	-	
8	Residential	11.9	PD-20	238	
9	Residential	6.8	PD-20	136	
10	Residential	6.9	PD-20	138	
11	Residential	16	PD-5	80	
12	Residential	17	PD-5	85	
13	Residential	34	PD-5	170	
14	Neigh. Park	3.6	Park	-	
15	Open Space	22.8	Open Space	-	
16	Residential	23.1	PD-3.3	76	
17	Residential	20.6	PD-6.6	135	
18	High School	50	High School	-	
19	Open Space	30.2	Open Space	-	
20	Residential	24	PD-3.3	79	
21	Community Park	40.3	Community Park	-	
22	Residential	11.5	PD-20	230	
23	Residential	26.1	PD-5	130	
24	Open Space	7.1	Open Space	-	
25	Residential	31.3	PD-5	156	
26	Residential	29.3	PD-3A	87	
27	Residential	27.8	PD-4	111	
28	Residential	16.2	PD-6.6	106	
29	School	12.1	K-6 School	-	
30	Neigh. Park	3.2	Park	-	
31	Residential	23.2	PD-4	92	
32	Open Space	9.4	Open Space	-	
33	Open Space	9.1	Open Space	-	
34	Open Space	20.9	Open Space	-	
35	Open Space	23.4	Open Space	-	
36	Open Space	32.1	Open Space	-	
37	Open Space	1.4	Open Space	-	
38	Open Space	14.7	Open Space	-	
39	Open Space	0.9	Open Space	-	
40	Open Space	14.2	Open Space	-	
41	Residential	54.3	PD-3.3	179	
42	Residential	20	PD-6.6	132	
43	Nh. Comm.	3.3	PD-Nh. Comm	-	32.6
44	Residential	16.8	PD-5	84	
45	Residential	18.6	PD-3.3	61	

<b>Dev. Area #</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Zoning</b>	<b># of DUs *</b>	<b>Square Ft. * ('000)</b>
46	Residential	36.6	PD-5	183	
47	Residential	32	PD-4	128	
48	Neigh. Park	3.6	Park	-	
49	School	10.7	K-6 School	-	
50	Residential	24.1	PD-3.3	79	
51	Residential	21.5	PD-3.3	70	
52	Residential	6.6	PD-5	33	
53	School	10	K-6 School	-	
54	Neigh. Park	3	Park	-	
55	Residential	35.4	PD-3.3	116	
56	Residential	17.6	PD-5	88	
57	Residential	15.3	PD-3.3	50	
58	Residential	6.9	PD-5	34	
59	Residential	8	PD-3.3	26	
60	Residential	7.7	PD-4	30	
61	Residential	32.6	PD-3.3	107	
62	Residential	28.1	PD-2	56	
63	Residential	14.2	PD-4	56	
64	Residential	31.2	PD-5	156	
65	Residential	9.9	PD-3A	29	
66	Residential	3.3	PD-3.3	10	
67	Residential	53.7	PD-2	107	
68	Park	3.5	Park	-	
69	Residential	4.3	PD-2	8	
Core Roads		73.4	-	-	
<b>Total</b>		<b>1,296.3</b>		<b>4,279</b>	<b>494.5</b>

\*Dwelling unit numbers and square footages are based upon the maximum allowed by zoning and acreage estimates prepared as part of the General Development Plan. The actual acreages may change slightly through mapping of the properties. Development yields may also be less.

Section 7: Table 7 is amended to read as follows:

**Table 7**  
**Permitted and Conditionally Permitted Uses in Residential Districts**

Uses	PD-2	PD-3A	PD-3B	PD-3.3	PD-4	PD-5	PD-6.6	PD-20
Accessory uses & structure	P	P	P	P	P	P	P	P
Apartments, Townhouses, Condominiums	-	-	-	-	-	-	P	P
Community/Residential Care	U	U	U	U	U	U	U	U
Day Care Facilities	U	U	U	U	U	U	U	U
Lodges and Rest Homes	-	-	-	-	-	-	U	U
Mobile Home Park	-	-	-	-	-	-	-	U
Parks, Playgrounds	U	U	U	U	U	U	U	U
Places of Assembly for Community Service	U	U	U	U	U	U	U	U
* Private Recreation facility	U	U	U	U	U	U	U	U
Public Utilities	U	U	U	U	U	U	U	U
Rooming Houses and Boarding Houses	-	-	-	-	-	-	-	U
Schools, private elementary and secondary	U	U	U	U	U	U	U	U
Schools, public elementary and secondary	P	P	P	P	P	P	P	P
Secondary residential units	P	P	P	P	P	P	P	-
Single family attached	-	-	-	-	-	P	P	-
Single family detached	P	P	P	P	P	P	P	-
Triplex	-	-	-	-	-	-	U	P

\* Private Recreation Facilities: Defined as recreational facilities typically owned and operated by a community association or homeowner's association for exclusive use by property owners, tenants, and their guests. Such facilities may include: club houses, swimming pools, and other similar recreational uses that do not involve public address systems or exterior lighting that is uncharacteristic for a residential development.

P = Permitted Use      U = Conditionally Permitted Use    - = Not Permitted



Section 8: Table 9 is amended to read as follows:

**Table 9**  
**Highway 65 Corridor Trip Allocation By Development Areas**

	Dev. Area #	Acres	Zoning	TRIPS (ADT)	Potential Building Square Footage (in thousands)			
					BP	Comm	LI	Total
JBC	104	66.3	PD-BP/COMM	14,626	447	192	0	639
	105	23.6	OS	0	-	-	-	-
	106	24.3	PD-COMM	6,982	70	164	0	234
	<b>Subtotal</b>	<b>114.2</b>		<b>21,608</b>	<b>517</b>	<b>356</b>	<b>0</b>	<b>873</b>
Placer Ranch	107	38.4	PD-COMM	8,313	151	161	0	312
	108	68.0	PD-BP/COMM	14,764	451	193	0	644
	109	15.7	OS	0	-	-	-	-
	110	22.7	PD-BP	3,800	215	0	0	215
	111	2.3	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>147.3</b>		<b>26,877</b>	<b>817</b>	<b>354</b>		<b>1,171</b>
William Jessup University	112	19.6	OS	0	-	-	-	-
	113	106.1	PD-LI	<sup>1</sup> 8,325	0	0	719	719
	114	30.1	PD-COMM	11,473	0	328	0	328
	<b>Subtotal</b>	<b>155.8</b>		<b>19,798</b>	<b>0</b>	<b>328</b>	<b>719</b>	<b>1,047</b>
Atherton Tech	115	81.8	PD-LI	<sup>2</sup> 8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>86.8</b>		<b>8,760</b>	<b>39</b>		<b>91</b>	<b>130</b>
<b>TOTAL</b>		<b>527.8</b>		<b>77,043</b>	<b>1,373</b>	<b>1,038</b>	<b>810</b>	<b>3,221</b>

ADT: Average Daily Traffic

- 1 Includes traffic capacity for the existing William Jessup University (assuming a student capacity of up to 1,200 students) within the existing (2004) ring road.
- 2 Includes traffic capacity for existing occupied 659,700 square foot light industrial and office buildings. Remaining traffic capacity for new development in Atherton Tech Center (last 3 undeveloped parcels) is 3,130 trips.

Section 9: Table 10 is amended to read as follows:

**Table 10 – Residential Development Standards**

<b>Standard <sup>a</sup></b>	<b>PD-2</b>	<b>PD-3A</b>	<b>PD-3B</b>	<b>PD-3.3</b>	<b>PD-4</b>	<b>PD-5</b>	<b>PD-6.6</b>	<b>PD-20</b>
Max. units per gross acre	2	3	3	3.3	4	5	6.6	20
Min. lot area (sq. ft.)	15,000	11,000	7,500	9,000	7,500	6,000	4,000	2 acres
Min. lot width								
Interior	90'	75'	65'	70'	65'	55'	40'	70'
Corner	100'	80'	70'	75'	70'	60'	45'	80'
Minimum lot depth <sup>b</sup>	100'	100'	100'	100'	100'	100'	80'	-
Setbacks <sup>c</sup>								
Front	25'	25'	25'	25'	20'	20'	20'	20'
Side, interior	10'	10'	5'	5'	5'	5'	5'	15'
Side, street	15'	15'	10'	10'	10'	10'	10'	15'
(SD-2003-04) <sup>f</sup>								
Lot 10 DP 13A	30'	30'	30'	30'	30'	30'	30'	30'
Lot 1 DP 13B								
Lot 1 DP 25								
Lot 39 DP 31								
Lot 40 DP 31								
Lot 79 DP 31								
Rear	25'	25'	25'	20'	20'	20'	15'	15'
Max. lot coverage <sup>e</sup>								
Single story:	40%	45%	40%	45%	50%	50%	50%	60%
Two story:	35%	35%	40%	35%	40%	40%	50%	60%
Max. building height <sup>d</sup>								
Principal building	30'	30'	30'	30'	30'	30'	30'	30'
Accessory building	14'	14'	14'	14'	14'	14'	14'	14'

<sup>a</sup> Special development standard modifications may be permitted for non-traditional single-family residential, senior, and affordable housing developments. See Sections 3.5.2 (13), 3.5.2 (15), and 3.5.2 (16)

<sup>b</sup> Also see Section 3.5.2 (1)

<sup>c</sup> Also see Sections 3.5.2(1), 3.5.2(2), 3.5.2(3), 3.5.2(13), 3.5.2(15) and 3.5.2(16)

<sup>d</sup> Also see Sections 3.5.2 (8), 3.5.2 (9) and 3.5.3 (1)

<sup>e</sup> Also see Sections 3.5.2 (4), 3.5.2(13), 3.5.2(15) and 3.5.2(16). Note – The term single story shall have a building height of no more than 20 feet.

<sup>f</sup> This setback may be reduced at the discretion of the Community Development Director if it is determined that traffic calming features or other landscape features will adequately lessen vehicle speeds in these locations and/or diminish the prominence of the portion of the residence facing the subdivision entry.

DP = Development Parcel (Reference pertains to SD-2003-04)

Section 10: Section 3.5.2 is amended to read as follows:

2. VARIED FRONT YARD SETBACKS

- a) Varied front yard setbacks are required along all residential streets. However, the minimum setback must be met in all cases. A minimum 3' variation is required between adjacent single-family lots.
- b) Usable porches that are open on at least 2 sides and do not occupy more than 50% of the front width of the house may project five (5) feet into the required front setback. To be considered "usable" and therefore, eligible for this provision, a porch must be a minimum of 5 feet deep and 10 feet long.

3. GARAGE SETBACKS

- a) Garage structures for single-family residences shall be setback a minimum 20 feet from the street even if the building setback is less than 20 feet.
- b) The garage portion of a house may project five (5) feet into the required front setback, provided the garage door does not front the street. The garage elevation that fronts the street and projects into the front yard must have architectural details other than a blank wall plane. Architectural details could include but are not limited to a combination of pop-outs, window features, planters, etc.

4. LOT COVERAGE CALCULATION

Lot coverage calculations will not include porches open on at least 2 sides and located on the front or street side of the house.

5. LANDSCAPING

The front and street side yard landscaping for each lot shall be installed prior to final inspection of the structure to the satisfaction of the Community development Director. Said landscaping shall include at minimum one 15-gallon tree, one other tree, 5-gallon shrubs and turf to the satisfaction of the Community Development Director. All landscaping installed after the final inspection shall be at the discretion of the property owner.

6. BUILDING PAD

The building pad for each primary structure shall, at minimum, extend a minimum of three (3) feet beyond the side walls of the primary structure to the toe or top of slope and minimum of ten (10) feet beyond the rear wall of the primary structure to the toe or top of slope to the satisfaction of the Community Development Director.

7. RETAINING WALLS IN FRONT AND STREET SIDE YARDS

Individual retaining structures located in the front yard or street side yard shall not exceed 30 inches in height. The aggregate height of multiple retaining structures in the front yard and street side yard shall not exceed 5-feet and there shall be a minimum 24"-inch bench between retaining structures to the satisfaction of the Community Development Director.

8. SINGLE STORY AGAINST COMMERCIAL/BUSINESS PROFESSIONAL

When a single-family residential zoning district shares a common lot line with or is directly across the street from a commercial or business professional zoning district, the residential structures on lots closest to the commercial or business professional district shall be limited to a single story slab on grade foundation not to exceed 20 feet in height. As an alternative, the residential structure may be designed in a way that limits its exposure to the commercial or business professional use to a level equal to or less than that of a single-story building, as determined by the Community Development Director. For example, the building design may consist of a single-story where it abuts the commercial or business professional use, but have a two-story appearance with windows on the opposite side facing away from the commercial or business professional use. The Community Development Director may waive this restriction altogether if he determines that there are physical characteristics unique to a lot (such as topography, setbacks, or distance) which minimizes the potential for nuisance from the non-residential zone district.

9. SINGLE STORY AGAINST COMMUNITY PARK/HIGH SCHOOL

When a single-family residential district shares a common lot line with, or is directly across a street from, the Community Park or High School sites, the residential structures on lots closest to the Community Park and High School sites shall be limited to a single story slab on grade foundation not to exceed 20 feet in height. As an alternative, the residential structure may be designed in a way that limits its exposure to the Community Park and High School sites to a level equal to or less than that of a single-story building, as determined by the Community Development Director. For example, the building design may consist of a single-story where it abuts the Community Park and High School sites, but have a two-story appearance with windows on the opposite side facing away from the Community Park and High School sites. The Community Development Director

may waive this restriction altogether if he determines that there are physical characteristics unique to a lot (such as topography, setbacks, or distance) which minimizes the potential for nuisance from the non-residential zone district.

10. PARCEL K OPEN SPACE

At least 20 percent of the Parcel K planning area shall be retained in open space.

11. PARCEL K ROCK FORMATIONS

The existing large rock formations located within the Parcel K planning area northwest of Kali Place shall be retained and preserved in open space. The open space designated to preserve these features shall be considered part of the total percentage of open space required for the planning area. (The open space and rock formations shall be placed within an HOA parcel or parcel dedicated to the City of Rocklin with appropriate funding mechanisms for maintenance).

12. PARCEL K VEHICULAR ACCESS

Primary vehicular access to future development within the Parcel K planning area shall be provided by at least two points of access. The access points shall consist of one street that intersects with Wyckford Boulevard and the extension of Kali Place. These facilities shall be open non-gated public streets.

13. SETBACK MODIFICATION

The Planning Commission and/or City Council may modify the development standards for nontraditional single-family housing, such as zero lot lines and cluster housing, provided the overall density is not increased.

14. GATES

Gates that restrict access to neighborhood park sites shall be prohibited or must remain open between 7 a.m. and 10 p.m.

15. SENIOR HOUSING DEVELOPMENT STANDARDS

Development standards for age-restricted senior housing (as defined by Civil Code Section 51.3 and the Federal Fair Housing Act of 1988) may be modified by up to 20%, including density increases. This modification is based on a) typical household size for this type of housing is less than 2 and b) trip generation for this type of housing is 4.6 trips per day compared to 9 trips per day for conventional single family. This density increase may not be combined with State density bonus pursuant to section 65915 of the Government Code for the provision of affordable housing.

## 16. AFFORDABLE HOUSING DEVELOPMENT STANDARDS

Development standards for affordable housing units pursuant to State law and/or the City of Rocklin Housing Element may be modified by up to 20%. Density increases shall be granted only in accordance with section 65915 of the Government Code.

## 17. TRIANGULAR VISIBILITY AREA

The "triangular visibility area" means the area at any corner formed by the intersection of two or more public streets. At the intersection of two residential streets, no accessory structure or fence is permitted within a triangle dimensioned twenty feet (20') by twenty feet (20'), measured from the back of sidewalk. Landscaping and fences within the clear vision triangle shall be limited in a manner such that it does not hinder sight distance for vehicular or pedestrian traffic as determined by the Director of Public Works.

## 18. SALES OFFICE

- a) The Community Development Director may approve the use of a temporary sales trailer, for a limited period of time, within the project area, subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety.
- b) The Community Development Director may approve the use of one or more residences as model homes and the use of the garage of one model home as a sales office subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety. Prior to approval of a final inspection for any model home the developer shall reconvert any garage used for a sales office to a garage use to the satisfaction of the Community Development Director.

Section 11: Section 3.6.1 is amended to read as follows:

### 3.6.1 Parks

The City of Rocklin General Plan and Subdivision Ordinance require dedication of park acreage in the amount of five acres of parkland per thousand population of residents of any new development. Subdivisions of 50 parcels or more are required either to dedicate land for park purposes, to pay a dedication fee in lieu of land, or a combination of both to satisfy the development's proportion of the adopted park acreage. The Sunset Ranchos planning area of the General Development Plan is zoned to accommodate up to 4,279 dwelling units. At 2.6 persons per dwelling unit, the area is projected to generate up to 11,125 persons. Approximately 55.6 acres of parkland will be required to serve future residents. The plan designates 57.2 acres of park sites. These include one community park site of 40.3 acres and five neighborhood park sites totaling 16.9 acres.

The community park location provides a large contiguous site with relatively flat terrain suitable for intense recreational activity such as softball, soccer, and the construction of swimming pools and recreational buildings. Other recreational activities and facilities may include walking, viewing, outdoor theatres, tot lots/playground, picnic areas and hard courts for basketball and tennis. Restrooms and off-street parking will be provided. Lighting for security and night activities on the recreational fields will be installed at the discretion of the City. It is anticipated that competitive level lighting will be installed in the ball field areas.

Neighborhood parks are intended to be the focal points of neighborhoods, sometimes in combination with elementary schools. Three of the five neighborhood parks are adjacent to elementary school sites. The other two are "free-standing." The neighborhood parks are planned to serve population within ¼ to ½ mile radius, and generally will not provide for off-street parking. Recreational activities at these public parks may include the following: passive and active recreational interests, turf area for multi-use recreational activities, pre-school and school-aged/playgrounds, picnic areas, hard courts for basketball, and restrooms.

Park design will be at the discretion of the Parks and Recreation Commission and the City Council. The park sites have General Plan designations of PQP and are zoned as Planned Development - Parks. See Figure 7 for locations of parks.

Section 12: Section 3.8.2 is amended to read as follows:

### **3.8.2 Vehicular Circulation System**

The street system is organized in a hierarchy with three arterial streets carrying traffic to and throughout the plan area. Whitney Ranch Parkway is an east-west connection between Highway 65 and the Whitney Oaks development. Liberty Parkway will connect the existing community with Twelve Bridges in Lincoln. West Oak Boulevard will be extended through the plan area to connect to Whitney Ranch Parkway. Street B, is a 4-lane north-south, divided arterial parallel to Highway 65 that will provide access to the Highway 65 Corridor properties. The location of Street B from Whitney Ranch Parkway to Sunset Boulevard through the William Jessup University site is conceptual. Ultimate alignment will be determined at subsequent project approvals and will be based on criteria such as acceptable street radius, connectivity to established signalized intersections and other environmental constraints. Collector streets will provide access into individual neighborhoods. Conceptual locations of collector streets along the arterial roads are shown on the Figure 8. Final alignments will be shown on subsequent Tentative Maps.

Wyckford Boulevard and Kali Place will provide access to Parcel K. These streets are currently stubbed to the Parcel K boundary. Under limitations defined in the North Rocklin Circulation Element, no more than 200 additional residential dwelling units shall be allowed to access Wyckford Boulevard. Parcel K proposes development of up to 131 dwelling units consistent with the threshold established for Wyckford Boulevard.

Each elementary school site will be provided with a minimum of two street frontages to facilitate traffic circulation. A road may also be established on the east side of the high school to facilitate circulation. Location and alignment of local streets will be shown on subsequent Tentative Maps.

A summary of major road improvements is provided in Table 12. Figure 8 shows the plan area's arterial roadways, number of lanes and location of traffic signals. Right-of-way improvements for the roadways are shown on Figure 9.

**Table 12**  
**Major Roadway Improvements**

<b>Roadway</b>	<b>Right-of-way</b>	<b># of Lanes</b>	<b>Width Per Travel Lane</b>	<b>Landscape Median</b>	<b>Sidewalk Width</b>	<b>Frontage Landscape</b>	<b>Cross Section</b>
Whitney Ranch Parkway, from Hwy 65 to Street B.	158'	6	12'	20'	6'	25'	F
Whitney Ranch Parkway, from – Street B to Liberty Parkway	152'	6	12'	14'	6'	25'	A
Community Corridor (Whitney Ranch Parkway, from Liberty Parkway. to Park Dr., and portions of Liberty Parkway and West Oaks)	130'	4	12'	14'	6'	27' & 35'	C
Liberty Parkway	132'	4	12'	14'	6'	27'	B
West Oak Blvd.	132'	4	12'	14'	6'	27'	B
Street B	120'	4	12'	14'	6'	15'	B
Typical Ind./Comm St	60'	2	21'	-	6'	-	D

**Notes:**

- The 6 and 4-lane arterials are intended to function as non-frontage access roads except where driveway access to commercial areas or multi-family uses is needed.
- All major intersections will have appropriate bus turnouts based on PCTA's recommendations.
- Whitney Ranch Parkway median width will be 20 ft. between the interchange and B Street to accommodate City secondary entryway sign.



**2<sup>ND</sup> AMENDMENT TO THE  
SUNSET RANCHOS PLANNING AREA  
DEVELOPMENT AGREEMENT**

**ORDINANCE No. 897**

ORDINANCE NO. 897

ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN APPROVING THE  
SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF ROCKLIN AND  
SUNSET RANCHOS INVESTORS, LLC,  
RELATIVE TO THE DEVELOPMENT KNOWN AS  
THE SUNSET RANCHOS PLANNING AREA OF  
THE NORTHWEST ROCKLIN ANNEXATION AREA  
( Ordinance No.s 859& 885 / DA-2001-01)  
(Development Agreement Amendment DA-2001-1B)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. City and Developer (collectively, "Parties") have previously entered into a Development Agreement (the "Agreement"), approved by the City Council in Ordinance No. 859, later amended by Ordinance No. 885, and by this reference is incorporated herein. The effective date of the Agreement is August 22, 2002. The Parties have determined that it is reasonable and appropriate to make certain changes to the Agreement in the form of a Second Amendment to the Development Agreement (the "Amendment").

B. The Amendment has been analyzed as required by the California Environmental Quality Act (CEQA) and pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, as no new effects could occur or no new mitigation measures would be required of the proposed Amendment, the Amendment is within the scope of the North West Rocklin Annexation EIR, approved and certified by City Council Resolution 2002-230 which adequately describes these activities for purposes of CEQA.

C. The Amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element. The Agreement, as amended, will implement an approved project, which has already been determined to be consistent with the General Plan;

D. The Agreement, as amended, is compatible with the land uses and development regulations prescribed by the General Development Plan (PDG 99-02 as amended) for the site;

E. The Agreement, as amended, will not be detrimental to the health, safety, and welfare of persons residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of residents of the city as a whole;

F. The Agreement, as amended, will not adversely affect the orderly development of property or the preservation of property, on or off the project site;

G. The Agreement, as amended, is consistent with the provisions of Government Code Sections 65864 through 65869.5.

Section 2. The City Council of the City of Rocklin hereby approves the Second Amendment to the Development Agreement by and between the City of Rocklin and Sunset Ranchos Investors, LLC, attached hereto and incorporated by reference herein as Exhibit A.

Section 3. The City Council of the City of Rocklin hereby directs the mayor to sign the Agreement Amendment on behalf of the City of Rocklin and, when fully executed, directs the City Clerk to record the Agreement Amendment in the office of the Placer County Recorder.

Section 4. Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Councilmembers voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Councilmembers voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36993 (c) (1) are met.

PASSED AND ADOPTED this 10th day of May, 2005, by the following roll call vote:

AYES:	Councilmembers:	Lund, Storey, Yorde, Magnuson, Hill
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Peter Hill, Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading: 4/26/05

Second Reading: 5/10/05

Effective Date: 6/10/05

J:\City Attorney\Draft Ordinances\WRDA 2nd amendment.doc



PLACER, County Recorder

JIM MCCAULEY

**DOC- 2005-0078521**

Monday, JUN 20, 2005 10:06:28

NOC \$0.00

Ttl Pd \$0.00

Nbr-0001306396

rec/GV/1-11

Recording Requested by  
City of Rocklin

When recorded return to:  
City Clerk, City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

Title: Second Amendment to  
Development Agreement (Ordinance No. 897)  
Sunset Ranchos Investors, LLC  
Sunset Ranchos Planning Area  
Northwest Rocklin Annexation Area  
Ordinance No. 859 Recorded on 9/24/02, Instrument No. 2002-0113578  
Ordinance No. 885 Recorded on 6/3/04, Instrument No. 2004-0071769

W

**SECOND AMENDMENT  
TO THE DEVELOPMENT AGREEMENT  
(ORDINANCE NO. 859 & 885)  
BETWEEN THE CITY OF ROCKLIN  
AND SUNSET RANCHOS INVESTORS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY**

This Amendment to Development Agreement is entered into this    nd day of    , 2005, by and between Sunset Ranchos Investors, LLC, a Delaware limited liability company (“Developer”), and the City of Rocklin, a municipal corporation of the State of California.

**Recitals**

1. City and Developer (collectively, “Parties”) have previously entered into a Development Agreement (“Agreement”), approved by the City Council in Ordinance No. 859, and first amended by Ordinance No. 885, and by this reference is incorporated herein. The effective date of the Agreement is August 22, 2002.
2. The Parties have determined that it is reasonable and appropriate to make certain changes to the Agreement in the form of a Second Amendment to the Development Agreement (“Amendment”).

**Agreement**

Now, therefore the Parties agree to amend the Agreement to incorporate the changes and additions set forth below. Except as amended by this Amendment, the provisions of the Agreement remain in full force and effect. The findings contained in the Agreement are specifically incorporated herein as findings in support of the Amendment. Where those findings refer to the Agreement, it is the intent of the Parties that the reference to the Agreement includes this Amendment. Except as otherwise specified, capitalized terms contained in this Amendment shall have the same meaning as those contained in the Agreement.

Section 1. Under the title “IMPLEMENTATION,” subsection “P”, Advance of Parkway A Fees for Sunset Blvd/SR65 Interchange, is added to read as follows:

“Developer is obligated under the Northwest Rocklin Annexation Area Public Facilities Financing and Phasing Plan (the “Finance Plan”), Subsection D.1.c to advance fund certain fees. Subsection D.1.c reads in part as follows: The balance of the Developer Contribution not already satisfied through the City’s collection of development fees pursuant to the Financing Plan shall be due and payable as of the date that the Parkway A interchange project construction contract is awarded by Cal-Trans or the agency in charge of construction.”

Notwithstanding the above obligation, upon an affirmative vote by a majority of the City Council requesting a transfer of Parkway A interchange development fees, Developer shall advance the Parkway A interchange development fees in an amount up to Two Million Dollars (\$2,000,000.00) for the Sunset Boulevard/SR65 interchange project. The City Council shall make the request to transfer Parkway A fees to the Sunset Boulevard/SR65 interchange project only upon finding that such a transfer is necessary to the construction of the Sunset Boulevard/SR65 interchange project, and further finding that the advance fee transfer will not detrimentally impact the future financing and construction of the Parkway A/SR65 interchange project.

The development fee advance funds shall be due and payable upon the later of 1) the action of the City Council requesting the transfer of Parkway A development fees, or provided the City Council has approved the transfer of Parkway A development fees to the Sunset Boulevard/SR65 interchange project, 2) the date that the Sunset Boulevard/SR65 interchange project construction contract is awarded by Cal-Trans or the agency in charge of construction. The City Manager or designee shall provide written notice to Developer that the Developer Contribution is due and payable. Within thirty (30) days of mailing of the notice, Developer shall pay the Developer Contribution in full.

To secure the performance of Developer’s obligation to pay the Developer Contribution when it is due and payable, Developer shall, at the time that the design of the Sunset Boulevard/SR65 interchange project is complete, post security in the form of an unconditional standby letter of credit in a form acceptable to the City Manager and City Attorney. The City Manager shall provide written notice to Developer that the security is required to be posted within thirty (30) days from the date that the notice is mailed to Developer.

If Developer desires to post security in some other form, Developer shall, within the said thirty (30) day period, present a written proposal to the City Manager outlining the nature and terms and conditions of the proposed alternate form of security, which may include, without limitation, use of available Mello-Roos bond funds. The City Manager shall, within seven (7) days from receipt of the written proposal, determine in his or her sole discretion whether to accept or reject the alternative security proposal, and shall notify Developer of the determination. In the event that the City Manager has accepted the proposed alternative form of security, Developer shall post the security by the close of business on the 3<sup>rd</sup> business day following notification from the City Manager of acceptability of the alternative form of security. In the event that the City Manager rejects

the proposed alternative security, Developer shall immediately post the required standby letter of credit.

Section 2. Under the title “IMPLEMENTATION,” subsection “Q” ,  
Community Park Building, is added to read as follows:

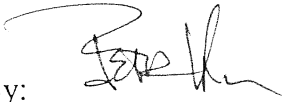
1. “Developer agrees to prepare a conceptual design for a community building to be constructed in the Whitney Ranch Community Park. The facility will consist of a formal reception/community hall capable of seating 500 for a formal banquet/reception; central offices with customer service/public reception area; and a 10,000 square foot multipurpose gymnasium. Conceptual design will include all support facilities including but not limited to storage rooms, restrooms, commercial kitchen (associated with reception hall), power rooms, janitorial/service rooms, offices, public reception counters, mechanical requirements, entry foyers, parking/driveways, site landscaping and lighting, and associated design considerations. The conceptual plan shall be acceptable to the City Manager or his representative.
2. Developer agrees to complete construction drawings for the formal reception/community hall and its support facilities, a portion of the central offices and customer service/public reception area, and associated site work including parking and landscaping to service the facility. Drawings shall be completed in a manner that the City of Rocklin can complete the addition to the facility (multipurpose gymnasium and the remainder of the central office area) at a future date. All construction materials, finishes, and equipment shall be approved by the City Manager or his representative.
3. Developer agrees to construct the formal reception/community hall and its support facilities, a portion of the central offices and customer service/public reception area, and associated site work including parking and landscaping to service the facility. Developer shall also complete site grading for the future expansion and install any underground facilities necessary for future improvements so that improvements completed with the formal reception/community hall and its support facilities are not impacted by future construction. All work shall be completed to the satisfaction of the City Manager or his representative.

4. Developer's Maximum Financial Responsibility: It is understood that the developer's total financial contribution to the community building project is capped at Three Million Dollars (\$3,000,000.00)."

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on the day and year first above written.

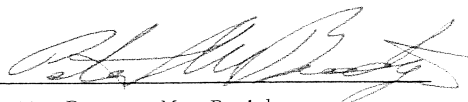
**CITY:**

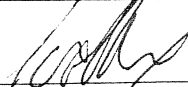
CITY OF ROCKLIN,  
A Municipal Corporation

By:   
XXXXXX, Peter Hill  
Mayor 6-9-05

**DEVELOPER:**

SUNSET RANCHOS INVESTORS, LLC  
a Delaware limited liability company


By:   
Name: Peter M. Bridges  
Its: Authorized Representative

By:   
Name: Scott L. Cox  
Its: Authorized Representative

**ATTEST:**

  
City Clerk

**APPROVED AS TO FORM:**

  
Russell A. Hildebrand  
City Attorney



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer } ss.

On 6-9-05

Date

, before me, S. DAVIES NOTARY PUBLIC

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

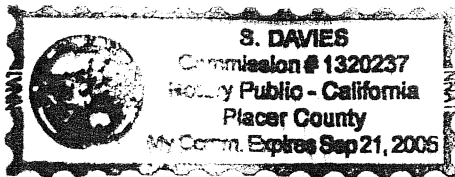
personally appeared PETER HILL

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

S. Davies

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: OR. NO. 897

Document Date: 5-10-05

Number of Pages:       

Signer(s) Other Than Named Above:       

### Capacity(ies) Claimed by Signer

Signer's Name:       

☐ Individual

☐ Corporate Officer — Title(s):       

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:       

Signer Is Representing:       

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

Name of Notary: S. DAVIES

Date Commission Expires: 9-21-05

Commission Number: 1320237

County of Commission: PLACER

State of Commission: CA

Manufacturer Number: NNA1

Place of Execution: Rocklin, CA

Signature: Sandra Davies Date: 6-9-05

Firm Name: City of Rocklin

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

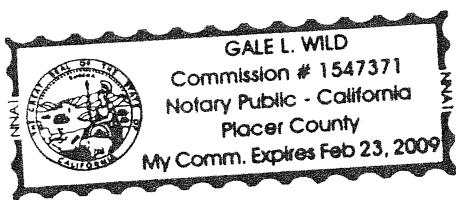
County of PLACER

} ss.

On June 10, 2005, before me, Gale L. Wild, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared PETER M. BRIDGES,  
Name(s) of Signer(s)

- ☒ personally known to me  
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Gale L. Wild  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**

Top of thumb here

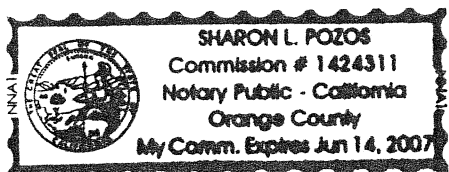
STATE OF CALIFORNIA )

} ss.

COUNTY OF ORANGE )

On June 9th, 2005, before me, Sharon L. Pozos, a Notary Public in and for said State, personally appeared Scott L. Cox, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(seal)

Sharon L. Pozos  
Notary Public

**NORTH WEST ROCKLIN  
DESIGN GUIDELINES**

**RESOLUTION No. 2002-233**

RESOLUTION NO. 2002-233

RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ROCKLIN APPROVING  
THE NORTH WEST ROCKLIN ANNEXATION AREA DESIGN GUIDELINES  
(Design Review DR-2002-06)

The City Council of the City of Rocklin does resolve as follows:

Section 1. An environmental impact report has been certified for this project via City Council Resolution No. 2002-230.

Section 2. The City Council hereby approves the North West Rocklin Annexation Area Design Guidelines (DR-2002-06), as shown in Exhibit A, attached hereto and by this reference incorporated herein.


PASSED AND ADOPTED this 9th day of July, 2002, by the following roll call vote:

AYES: Councilmembers: Hill, Magnuson, Storey, Lund

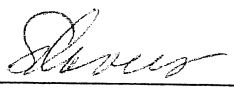
NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: Yorde

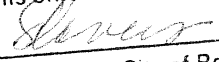
  
Kathy Lund, Vice Mayor

ATTEST:

  
City Clerk

E:\clerk\reso\NWRA Sunset Ranchos DR-2002-06.doc

The foregoing instrument is a  
correct copy of the original document  
on file in this office.

Attest:   
City Clerk, City of Rocklin

# **EXHIBIT A**

## **NORTH WEST ROCKLIN DR-2002-06**

### **North West Rocklin Annexation Area Design Guidelines for Residential and Non Residential Development**

These Design Guidelines are intended to establish principles to be used in the development of lands within the North West Rocklin Annexation Area. The principles are intended to:

- Provide a vision for the future character of development in Northwest Rocklin Annexation area.
- Provide guidance to City staff, Planning Commission and/or City Council in the evaluating development proposals in North West Rocklin Annexation project area.
- Provide guidance to property owners, developers, and other design professionals interested in development or improvements in North West Rocklin Annexation plan area.

The North West Rocklin Annexation Area Design Guidelines serve to establish conceptual design parameters for the entire project and thereby facilitate orderly development and insure a sense of community.

These guidelines are created to express intent rather than absolutes, and to allow flexibility that will provide for alternative solutions. Moreover, these guidelines are intended to promote creativity and innovation as well as consistent quality.

The Guidelines are intended to address concepts that are common to all areas of the North West Rocklin Annexation Area. Specific development plans will address the detailed standards of subsequent planning increments.

#### **1. Single Family Residential**

- A. Each neighborhood should have a common identity as a means of establishing a sense of place and scale within the plan area. Common identity elements may include dominant street trees, coordination among the project entry signage, common perimeter wall or fence design, and consistent landscaping treatment in public areas.

- B. Lotting design adjacent to open space parcels should allow views of the open space corridors by utilizing a combination of single loaded streets, cul-de-sac openings, view corridors between lots and looped “U” shaped streets.
- C. Local residential street design should utilize curvi-linear street patterns to reduce vehicular speed through the neighborhoods.
- D. Primary vehicular and pedestrian entries to a neighborhood should present an entrance design that identifies a point of arrival. Gated entries, accent tree plantings, special paving, special lighting and entry signage may combine to communicate the distinctive residential character of the neighborhood. Entry signage may be incorporated into the wall or fence behind the landscape corridor adjacent to a primary entry street.
- E. Neighborhood entries should be encouraged along collector streets and minimized along arterials.
- F. Local residential streets should wherever possible intersect collector streets generally at intervals of not more than 300 linear feet. The intent is to provide a sufficient number of local street access points to the collectors so that trips are spread and vehicular traffic is not concentrated at a minimal number of entries to subdivision.
- G. Local residential streets should emphasize internal circulation rather than accommodate through-traffic.
- H. Dwellings should face toward a local residential street. Only the rear or side property lines of individual residences may abut arterial and collector streets. Masonry walls with berms and landscaping in front shall be used to provide visual privacy and to attenuate traffic noise where appropriate.
- I. Residential streets should, if feasible, be aligned on an east-west axis to facilitate shading, solar heating and cooling of individual residences if feasible.
- J. Streets should be designed to allow convenient access to schools, parks, and open space corridors. Street network around school site should maximize street frontage and provide at least two points of vehicular access to the school site.



## **2. Multi-Family Residential**

The multi-family residential neighborhoods within the Northwest Rocklin Annexation project area consist of High Density Residential Designations (PD-20). These following guidelines will be used to design multi-family residential developments:

- A. Each project should provide outside recreational facilities such as pool, spa, recreational building, tennis, or tot-lot.
- B. Common open space areas should be planned with consideration for specific functions. Tot lots and adult active recreation facilities should be provided. Such areas should be more than just "left-over" spaces after building design.
- C. Open Space areas should be connected to on-site pedestrian circulation systems. Common areas should be readily accessible from all buildings.
- D. Multiple family residential units adjacent to open space areas should be oriented towards these open spaces and should incorporate them into the project design. Berms, landscaping, and setbacks may be used rather than walls when a separation between the multiple family unit and a park or open space area is required.
- E. Outdoor stairwell railings shall be covered and incorporate other architectural treatments to reduce public view of the functional components of these facilities so that they blend into the design of the building.
- F. Primary entrances into the development shall include enhanced features such as extensive landscaping, fountains, decorative lighting, decorative walls and paving.

## **3. Commercial**

Neighborhood commercial facilities provide retail services for the plan area's residents. These retail services within the community will reduce off-site traffic trips and reduce associated affects. These retail facilities should have a similar architectural theme as the surrounding residential neighborhoods as well as similar scale with considerable landscaping.

Design guidelines for specific commercial facilities' components are outlined in the following sections.

## **A. – Site Design**

- a. The transition between non-residential and residential uses should be buffered through the use of setbacks, walls, berms and landscaping.
- b. Buildings directly fronting streets should provide pedestrian connections to the landscape corridor pathway along the adjacent street. Special pavement treatment or features should be used to distinguish pedestrian connections.
- c. Fencing adjacent to open space is discouraged. When necessary, such fencing should be open type wrought iron style that allows a view to the open space areas. Chain link fencing shall be prohibited.
- d. Special paving treatment, such as bricks, concrete pavers or stamped concrete, should be used to accent street entries and pedestrian crosswalks.
- e. Pedestrian areas should be well lighted with low scale, vandal resistant fixtures.

## **B. - Architectural**

- a. Non-residential building forms should emphasize architectural harmony in detail, building materials, textures, landscaping and signage within an individual project and within the larger community.
- b. Site and building design should blend into the natural environment and topography.
- c. Use of stark white finishes and mirrored glazing is discouraged.
- d. Building design must incorporate architectural details should be vertical and horizontal variations in wall plains, recessed entries and windows, and texture in materials. Such detail should be incorporated into all sides of buildings that are visible to the public.

- e. Commercial retail developments and business office complexes should include pedestrian plazas with landscaping, seating and fountains.

#### **C. – Service Areas**

- a. Loading facilities should be designed as an integral part of the building that they serve.
- b. Loading facilities, as well as, service areas, equipment, and trash enclosure areas should be screened by a combination of fencing, masonry walls, grade separation, and/or dense landscaping.
- c. Loading facilities should be placed as far away from residential uses as possible.
- d. Loading facilities should be designed to ensure that delivery trucks do not block internal circulation or public streets.

#### **D. – Storage**

- a. Mechanical equipment, satellite dishes, antennas, and other similar structures should be ground-mounted when feasible. Such equipment should be screened from the view of the public streets, adjacent properties, and areas open to the general public.
- b. All screens, fencing, and retaining walls should be compatible in material, color and texture with related buildings.

#### **E. – Outdoor Refuse Collection Areas**

- a. The location and size of enclosures should be to the satisfaction of Auburn-Placer Disposal Service Company.
- b. Collection areas must be placed to provide clear and convenient access to refuse collection vehicles. If feasible, collection areas located between a street and a building should be avoided. In order to avoid deterioration of paving on parking lots because of trash collection operations reinforced concrete pads are should be constructed at the entry to each trash enclosure.
- c. Masonry trash enclosures should be screened with landscaping.

#### **4. Open Space**

- A. Street and other public infrastructure improvements should be sited to minimize intrusion upon open areas, particularly stream courses and other wetland areas.
- B. A low or open fence, such as post and cable barrier that is visually appealing and compatible with the surrounding features, should be constructed around park or wetland preserve and mitigation areas. The fence and pedestrian entry points should be designed to prevent access by bikes and motorized vehicles.
- C. Each wetland preserve area should be signed to state its purpose and to explain the unique values of the wetland resource.
- D. Berms and swales should be utilized where required to control surface drainage and avoid impacts on adjacent wetland environments. Projects adjacent to resource conservation areas should be designed to protect the integrity and function of the open space area. Resource conservation areas should be incorporated into all plan area projects to the extent feasible.

#### **5. Circulation**

- A. Land uses should be designed to facilitate pedestrian cross-connections to adjacent uses and access to the Open Space Pedestrian Trail.
- B. The number of access points into non-residential property shall be limited and the depth of the driveway and the location of the first intersecting aisle shall be large enough to accommodate vehicle stacking.
- C. Bike racks and bike lockers should be included within non-residential land uses.
- D. Encourage use of common access drive, where feasible.
- E. The trail system that runs through the open space corridors should be integrated in the residential neighborhoods.
- F. Access corridors, connecting residential streets to the pedestrian open space trail system, should be provided at not more than 1,000-foot intervals.

- G. Side lot orientation is recommended at key locations adjacent to breaks in fencing or sound walls to provide pedestrian and cyclist access from the interior local street to the adjacent bikeway system. Side lot and rear lot pedestrian pathway corridors may also be used to accomplish pedestrian access through a neighborhood to an adjacent pathway system.

## 6. Landscaping

- A. Landscape corridors along all arterials should be designed to create a sense of unity along the streets and within the community. A dominant species of tree should be designated for each major roadway to provide visual continuity and harmony.
- B. Accent features such as fountains are encouraged to be incorporated into landscaping areas on prominent corners and project entries.
- C. Landscape easements at intersections of arterial and collector streets should be designed to allow for adequate vehicular lines of sight with a twenty-foot (20') triangular landscape cutout area. This expanded area should be landscaped to match adjacent landscape easements. Accent trees are recommended in these expanded areas.
- D. Landscaping should provide periodic openings to distant views of surrounding areas.
- E. Landscaping is encouraged to include undulating irregular earth berms or other design features as a method of adding visual interest while providing sufficient soil for mature plant growth. Such berms may not interfere with traffic visibility.
- F. Low berms or landscaping should be used to screen cars in parking lots from adjacent roadways.
- G. One tree shall be provided for every five parking spaces within non-residential parking lots.
- H. Accent planting should be used at neighborhood and project entries.
- I. Landscaping materials shall be selected with consideration for water requirements over the lifetime of the plants. The use of materials with low water requirements, particularly plants that are considered drought tolerant and the use of efficient irrigation systems are strongly recommended and may be required.

- J. Pedestrian areas should be well lighted with low scale, vandal resistant fixtures.
- K. All grading, planting, lighting, irrigation, and structures proposed within landscape areas should not obstruct access to operate any existing or future electric lines located within the landscape easements.
- L. Limitations on landscaping created by shallow soils, limited water-bearing capability and/or impermeable underlying materials should be reduced through the following measures or a combination thereof:
  - 1. Over-excavation or drilling of areas to be landscaped followed by the importation of topsoil,
  - 2. Use of drought-tolerant or shallow-rooted landscaping,
  - 3. Use of efficient irrigation systems,
  - 4. Development of uses which allow for common landscaped areas with guaranteed maintenance, and/or
  - 5. Immediate re-vegetation of disturbed areas.
- M. Landscape medians shall be provided in major arterial streets. Landscape maintenance in the public right-of-way to be funded by local assessment district or other acceptable funding mechanism.

## **7. Grading**

- A. Site grading for all development and infrastructure should follow existing contours to preserve natural landforms wherever possible.
- B. Slopes should be rounded and tapered to blend with existing topography, contours on adjacent sites, and roadways. Steep slopes and large retaining walls, over three feet, should be avoided when feasible. Benching of proposed grading is recommended.
- C. Grading should minimize disruption to existing natural features such as trees and other vegetation, natural ground forms, watercourses, and views.
- D. Drainage problems resulting from poor soil permeability should be reduced through development of gravel sub drains and the creation of swales and channels to convey run-off.
- E. Erosion control shall be incorporated into each project. Methods should include, but not be limited to, rock-lined diversions dikes, planting for

permanent slope stabilization, re-vegetation, sediment basins, swale protection and infiltration trenches.

**8. Lighting**

- A. Project lighting should be designed to minimize glare to adjacent properties, buildings and rights of way.
- B. Lighting in pedestrian areas should be of lower scale and less intensity than in major public streets to enhance the pedestrian character. The mounted lamp fixture shall direct the light downward.
- C. The style and design of lighting fixtures should be compatible with building design and blend architecturally with buildings.

**9. Signage**

- A. Landscaping around signs may serve as backdrop to and/or highlight the signage, through the use of seasonal, color planting. If located in a lawn area, a concrete mow strip, flush with grade around the base of the sign is encouraged.
- B. Signage materials should match or complement the aesthetic design of nearby sound walls, fences and/or building architecture.
- C. Locate monument identification signs perpendicular to approaching traffic within the landscape corridor.
- D. Entryway identification of residential subdivisions is encouraged.

**10. Fencing**

- A. Long expanses of solid fencing that are visible from a public right-of-way shall incorporate visual relief by providing decorative pilasters at periodic distances, and at corners and project entryways.